

This instrument prepared by:  
John N. Randolph, Attorney  
Sirote & Permutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
~~Zeyad B. Shunnarah~~  
Zeyad B. Shunnarah  
516 10th Court So.  
Birmingham, AL 35205

## WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Twenty-Five Thousand and 00/100 (\$25,000.00) Dollars to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Ervin Rutledge, Jr., married (herein referred to as grantor) do grant, bargain, sell and convey unto Zeyad Shunnarah (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

### PARCEL 1

Lots 8, 9 & 10 and that part of Lots 1, 2, 3, 11, 12, 13 & 14 lying northeast of U.S. Highway 31, all in Block 6 of Storms and Fletchers Addition to the Town of Calera, Alabama, a subdivision of a part of the Northwest Quarter of Northwest Quarter, Section 2, Township 24 North, Range 13 East, according to official map or plat recorded in Map Book 3 on Page 42 in Probate Office of Shelby County, Alabama.

### PARCEL 2

All of Lots 1, 2, 3, 4, 5, 6 & 7 lying west of U.S. Highway 31 in Block 6 and Lots 1, 2, 3, 4, 5, 6 & 7 Block 3, of the Storms and Fletchers Addition to the Town of Calera, Alabama, a Subdivision of a part of the Northwest Quarter of the Northwest Quarter, Section 2, Township 24 North, Range 13 East, according to the official map or plat recorded in Map Book 3 on Page 42 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.

This property is not the homestead of the grantor, nor his spouse.

\$16,666.67 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Zeyad Shunnarah is one and the same person as Zeyad B. Shunnarah.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31 day of AUG 1996.

Ervin Rutledge, Jr.  
Ervin Rutledge, Jr.

STATE OF FLORIDA

COUNTY OF Dade

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ervin Rutledge, Jr., married, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of August 1996.

Debbie Foster  
Notary Public  
Affix Seal

DEBBIE FOSTER  
Notary Public, State of Florida  
My Comm. Expires Mar 18, 1998  
No. CC 356320  
Bonded thru Official Notary Secretary

Inst # 1996-29794  
09/10/1996-29794  
11:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 17.00