

THIS INSTRUMENT WAS PREPARED BY:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N. 18th Street
Bessemer, Alabama 35020

Send Tax Notice To:

Samer Hamid

3414 Heather Ln

Hoover AL 35216



20070524000242750 1/2 \$114.00
Shelby Cnty Judge of Probate, AL
05/24/2007 11:52:32AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED TWENTY-FIVE THOUSAND ONE HUNDRED EIGHTY-FOUR and no/100 Dollars (\$325,184.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I/We

William Ray Henry, a married man

(This property is not the homestead of the grantor and or his spouse.)

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Samer Hamid

and (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference

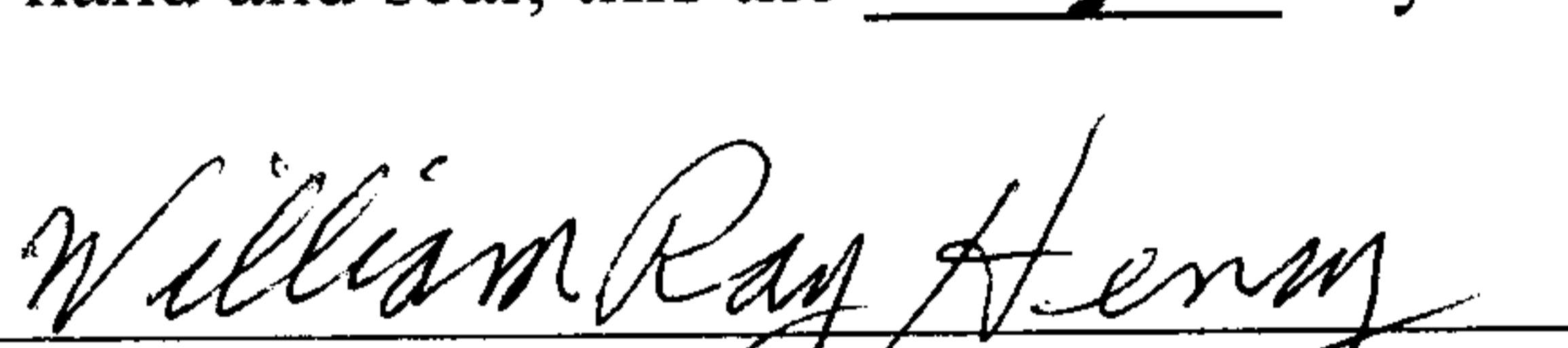
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$225,184.00 of the above consideration above paid from the proceeds of purchase money mortgage closed herewith.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 14th day of **May**, 2007


William Ray Henry

William Ray Henry

STATE OF ALABAMA)
JEFFERSON COUNTY)

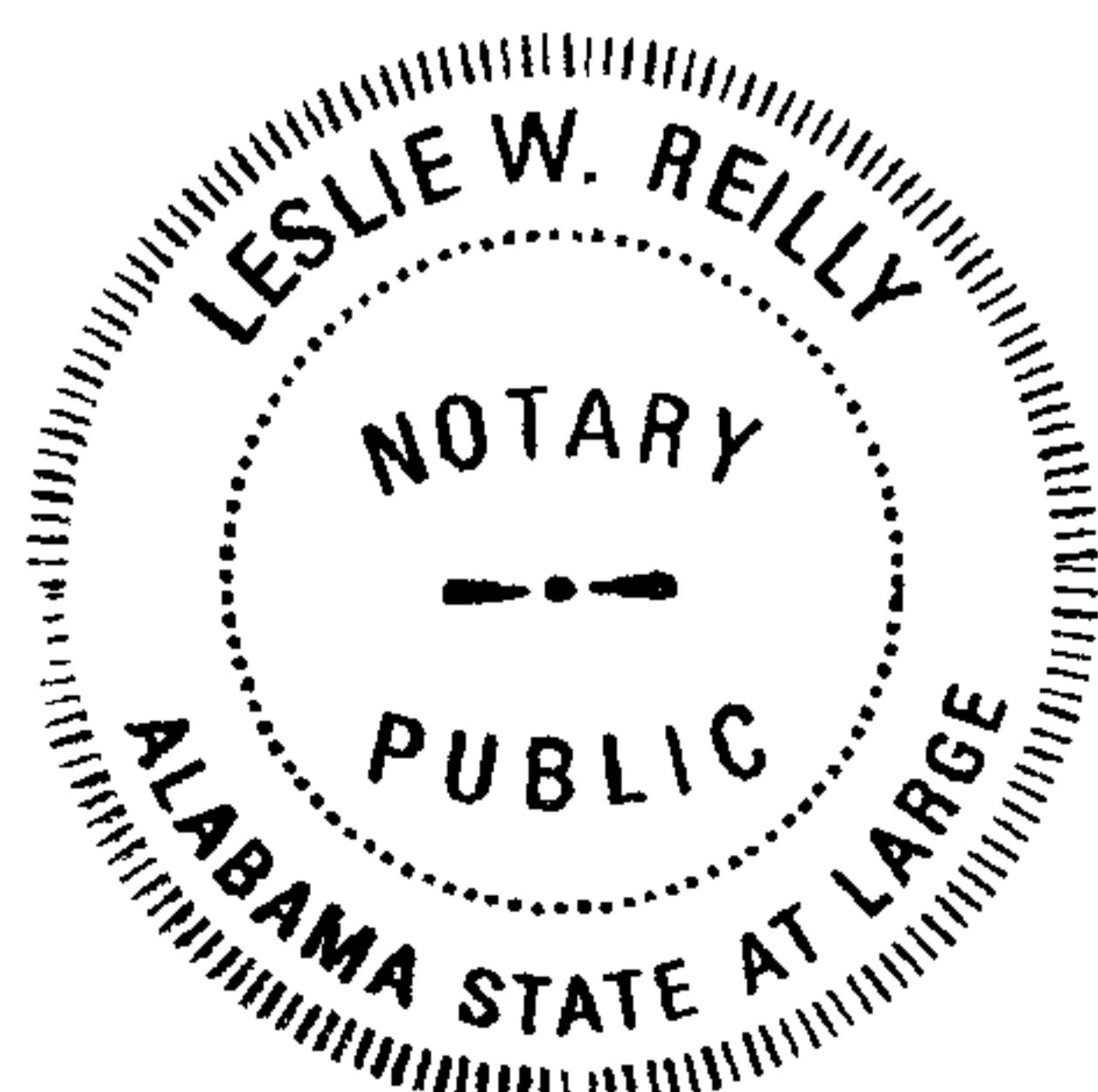
GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **William Ray Henry**, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of May, 2007

Shelby County, AL 05/24/2007
State of Alabama

Deed Tax:\$100.00




NOTARY PUBLIC-Leslie W. Reilly

My Commission Expires: 2-4-09

EXHIBIT A

PARCEL I

Part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at a point on the South line of Lot 13, Block 2, Cedar Grove Estates, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, page 53, said point on south line of said lot 13 being at its intersection with the west right-of-way line of U.S. Highway #31 (being approximately 24.10 feet west of the original southeast corner of said Lot 13), run in a westerly direction along the south line of said Lot 13 for a distance of 83.27 feet; thence turn an angle to the left of 97 degrees 44 minutes and run in a southerly direction for a distance of 170.62 feet to a point on the north right-of-way line of Industrial Road (Shelby County Highway #66); thence turn an angle to the left of 82 degrees 11 minutes 20 seconds and run in a southeasterly direction along said north right-of-way line for a distance of 60.31 feet to a point of intersection with the west right-of-way line of U.S. Highway #31; thence turn an angle to the left of 90 degrees 04 minutes 40 seconds and run in a northerly direction along said west right-of-way line of U.S. Highway #31 for a distance of 169.15 feet to the point of beginning. Also, the south 5.00 feet of said Lot 13, Block 2, Cedar Grove Estates less and except that part taken for highway right-of-way.

PARCEL II

Part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southwest corner of Lot 13, Block 2, Cedar Grove Estates, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, page 53, running in an Easterly direction along the south line of said Lot 13, for a distance of 50.77 feet to the existing iron pin and being a corner of that certain property as described in Deed Book 347, page 556; thence turn an angle to the right of 82 degrees 16 minutes and running in a southerly direction for a distance of 170.62 feet to an existing spike being the southwest corner of that property as described in aforementioned Book 347, page 556; thence turn an angle to the right of 97 degrees 48 minutes 40 seconds and running in a westerly direction along the north right of way line of Industrial Road for a distance of 50.40 feet to an existing iron pin being on the east right of way line of L & N Railroad Tracks; thence turn an angle to the right of 82 degrees 03 minutes 46 seconds and running in a northerly direction along said east right of way line of said railroad for a distance of 170.60 feet, more or less, to an existing iron pin being the point of beginning.

All property located in Shelby County, Alabama.

Subject to the following exceptions:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereto but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes due in the year of 2007, a lien, but not yet payable, until October 1, 2007
Parcel ID: 13-7-35-1-001-007.000
3. Rights of parties in possession by virtue of any unrecorded leases.
4. Waterline easement in Real 355, page 496.
5. Right of way to Shelby County in Instrument 1996-39161.
6. Lease agreement recorded in Real 50, page 869.
7. Right of way to Shelby County in Volume 256, page 873.
8. Rights of ways and easements as may exist by virtue of railroad bordering subject property.
9. Less and except any part of subject property which lies within a railroad.
10. Rights acquired by Shelby County for road purposes over property described in condemnation Lis Pendens recorded at Lis Pendens Volume 4, page 462, in the Probate Office of Shelby County, Alabama dated April 19, 1968.
11. Transmission line permits to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama in Deed Book 103, page 54; Deed Book 138, page 434; Deed Book 134, page 25; Deed Book 160, page 64; Deed Book 176, page 377; Deed Book 170, page 252 and in Deed Book 160, page 66.
12. Easements or rights of way to Shelby County recorded in Probate Office of Shelby County in Deed Book 167, page 236; Deed Book 167, page 242; Deed Book 102, page 446; Deed Book 167, page 380 and in Deed Book 167, page 234.
13. Permit to American Telephone and Telegraph Company recorded in said Probate Office in Deed Book 168, page 473 and 474 in Shelby County, Alabama.
14. Easement to Postal Telegraph & Cable Company recorded in Deed Book 80, page 44.
15. Permit to Southern Bell Telephone & Telegraph Company recorded in Deed Book 175, page 409.
16. Restrictions recorded in Deed Book 141, page 192 and 193 but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
17. Right of way to Southern Bell Telephone and Telegraph in Deed Book 168, page 480.
18. Less and except any part of subject property which lies within a roadway, right of way or easement.
19. Right of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record, which would be disclosed by an accurate survey and inspection of the premises.
20. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
21. Any lien for services, labor or material in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the public records.

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