

PLEASE RETURN TO:
This instrument was prepared by
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209
**100 Union Hill Drive
Suite 200
Birmingham, AL 35209
(205)871-2133**

Send tax notice to:
Saeed Ahmed
132 Highview Cove
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)

:

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Sixty-Two Thousand Five Hundred and 00/100 Dollars (\$162,500.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Mark S. Holman and his wife Vanessa D. Holman

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Saeed Ahmed

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 175, according to the Final Plat of High Ridge Village,
Phase 8, as recorded in Map Book 33, Page 105, in the
Probate Office of Shelby County, Alabama.**

\$130,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2008 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

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

IN WITNESS WHEREOF, we have set our hands and seals, this 17th day of December, 2007.



(Seal)

Mark S. Holman



(Seal)

Vanessa D. Holman

STATE OF ALABAMA)

:

JEFFERSON COUNTY)

Shelby County, AL 01/04/2008
State of Alabama

Deed Tax: \$32.50

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Mark S. Holman and Vanessa D. Holman whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of December, 2007.

Notary Public: David P. Condon
My Commission Expires: 2-12-10

DAVID P. CONDON
NOTARY PUBLIC
ALABAMA STATE-AT-LARGE