

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

Send Tax Notice To:
Simon David Brewer
1078 Country Club Circle
Birmingham, AL 35244



20100305000065380 1/1 \$52.00
Shelby Cnty Judge of Probate, AL
03/05/2010 02:51:13 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Four Hundred One Thousand and 00/100 Dollars (\$401,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we,

Oussama Sukkar and Nahla Sukkar, Husband and Wife
(herein referred to as GRANTORS) does grant, bargain, sell and convey unto

Simon David Brewer
(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3412, according to the Survey of Riverchase Country Club, 34th Addition, as recorded in Map Book 15, Page 32, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

Oussama Sukkar and Oussama Sukar are one and the same person.
Nahla Sukkar and Nahla Sukar are one and the same person.

Subject to: All Easements, Restrictions and Rights of Way of record.
\$320,800.00 of the consideration was paid from a first mortgage loan closed simultaneously herewith.
\$39,699.00 of the consideration was paid from a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

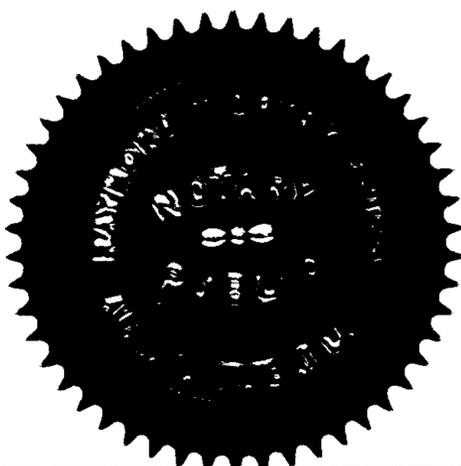
IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signatures and seals, this the 26th day of February, 2010.

Oussama Sukkar

Nahla Sukkar

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Oussama Sukar and Nahia Sukar, 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 26th day of February, 2010.



Notary Public - R. Timothy Estes
My Commission Expires: July 11, 2011