


THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
SHAMIM KHAN
209 KINGS CREST LANE
PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20100506000141450 1/1 \$156.00
Shelby Cnty Judge of Probate, AL
05/06/2010 10:47:16 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Seven Hundred Twenty Five Thousand and 00/100 Dollars (\$725,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, H & L PROPERTIES, LLC, an Alabama limited liability company (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto SHAMIM KHAN AND PAIGE T. KHAN (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of its right, title, and interest in the following described real estate, situated in SHELBY, Alabama, to wit:

LOT 98, ACCORDING TO THE SURVEY OF WEATHERLY OXFORD SECTOR 10, AS RECORDED IN MAP BOOK 19, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

*\$580,000 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

And the Grantor does for itself, its successors and assigns covenant with the said Grantees, and their assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid and that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by JUNE JONES, as Member of H & L PROPERTIES, LLC, an Alabama limited liability company who is authorized to execute this conveyance has hereunto sets its signature and seal, this 14th day of APRIL, 2010.

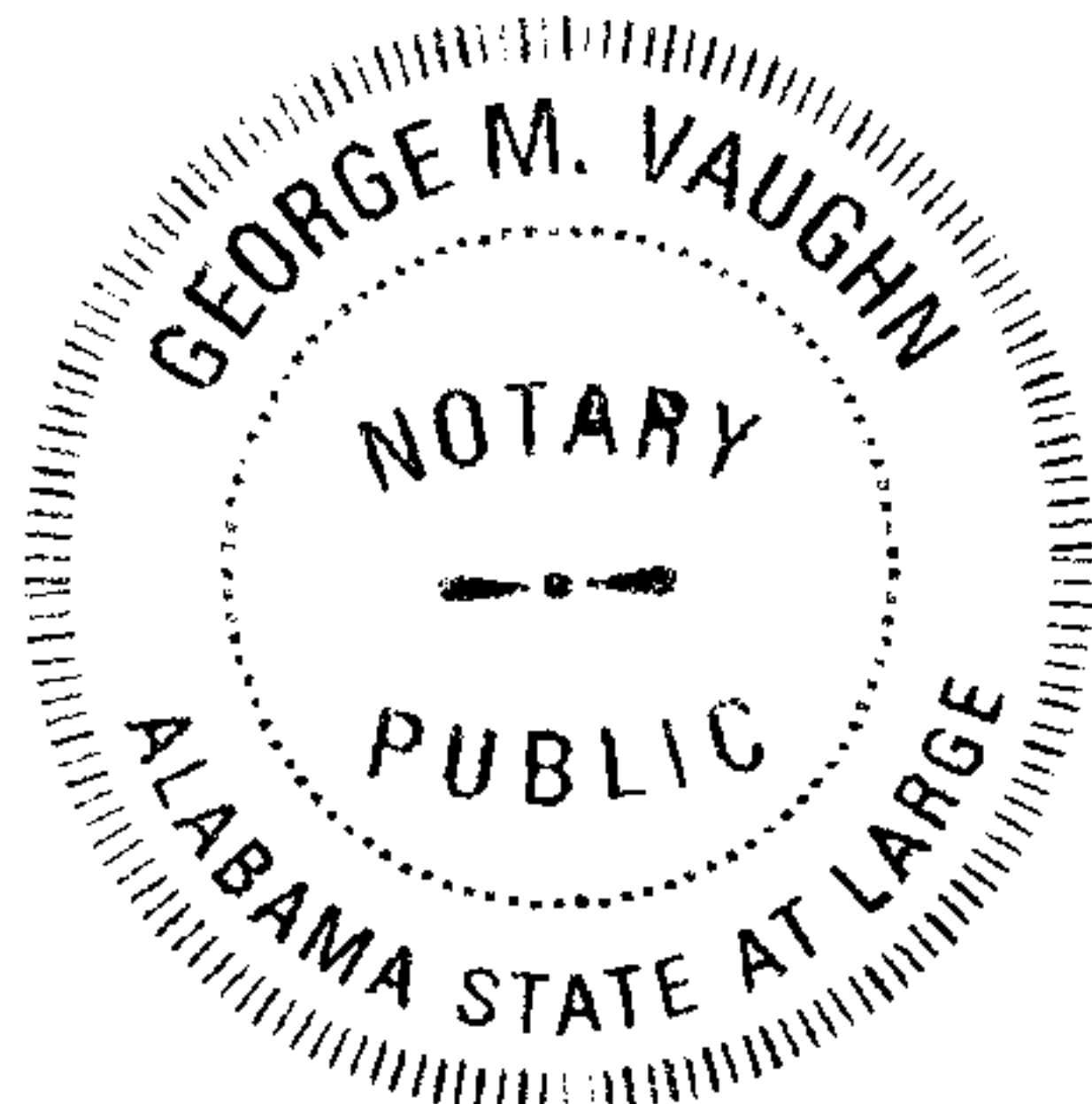
H & L PROPERTIES, LLC

By: 
JUNE JONES, MEMBER

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JUNE JONES, whose name as Member of H & L PROPERTIES, LLC, an Alabama limited liability company, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 14th day of APRIL, 2010.




Notary Public

My Commission Expires: 9-29-2010

Shelby County, AL 05/06/2010
State of Alabama
Deed Tax : \$145.00