



20111017000308440 1/2 \$47.00  
Shelby Cnty Judge of Probate, AL  
10/17/2011 01:40:02 PM FILED/CERT

**This instrument is prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Chris Mobarak and Jennifer S. Mobarak  
1059 Grand Oaks Dr  
Hoover, Alabama 35022

Shelby County, AL 10/17/2011  
State of Alabama  
Deed Tax: \$32.00

# **WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**\$320,000.00**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of ~~the Dollars And No/100~~  
~~Dollars (\$2.00)~~ paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Thomas E.  
Hanna, Jr and wife, Cheryl Lynn Hanna (hereinafter grantor, whether one or more), do grant, bargain, sell  
and convey unto Chris Mobarak and Jennifer S. Mobarak (hereinafter Grantees), as joint tenants with  
rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in  
Shelby County, Alabama.

Lot 14, according to the Survey of Grand Oaks, as recorded in Map Book 31, page 68, in the Office of the  
Judge of Probate of Shelby County, Alabama.

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.

~~Two Hundred Eighty-eight~~ **eighty-eight** ~~Thousand And No/100 Dollars (\$288,000.00)~~ **\$288,000.00**  
Two Hundred ~~Eighty-eight~~ Thousand And No/100 Dollars (~~\$288,000.00~~) of the consideration recited herein is  
from the proceeds of a purchase money mortgage of even date herewith.

~~Two Hundred Eighty-eight Thousand And No/100 Dollars (\$288,000.00) of the consideration recited herein is~~  
~~from the proceeds of a purchase money mortgage of even date herewith.~~

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs  
and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy  
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 herein shall take as tenants in  
common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said  
Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor  
is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise  
noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and  
Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees,  
and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on September  
~~26~~ 2011

  
Thomas E. Hanna, Jr

STATE OF MD )  
Anne Arundel COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Thomas E. Hanna,  
Jr., 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.

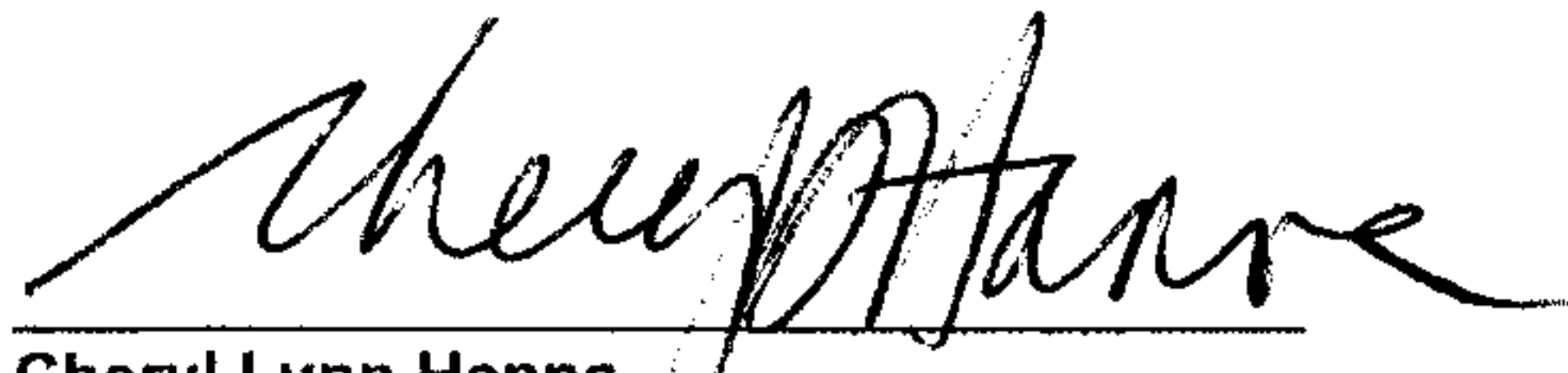
Given under my hand and official seal on 26<sup>th</sup> day of September, 2011.

  
Notary Public  
Commission Expires:

11-24-2013



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Cheryl Lynn Hanna

STATE OF MD )  
Anne Arundel COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Cheryl Lynn Hanna, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 26<sup>th</sup> day of September, 2011.

  
Notary Public  
Commission Expires:

11-24-2013