

\$92,103.00 of this Purchase Price is being paid by the proceeds of a First Mortgage loan executed and recorded simultaneously herewith


This document was prepared by:
Kracke & Thompson
3500 Colonnade Parkway
Suite 350
Birmingham, AL 35243

Send Tax notice to:
Mohammad Harb & Lina Awad
100 Shine Drive
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY


20120207000045580 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
02/07/2012 10:11:38 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **NINTY FOUR THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$94,500.00)** to the undersigned Grantor, Cadence Bank fka Superior Bank, N.A. a/an Banking Corporation represented by Cindy Bush, it's VP Special Assets, and with full authority, in hand paid by Mohammad Harb and Lina Awad, husband and wife, the grantees herein, the receipt of which is hereby acknowledged, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mohammad Harb and Lina Awad, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Survey of Final Plat, Wynfield Parc, Phase One, as recorded in Map Book 27, Page 43 and Map book 27, Page 51, in the Office of the Probate Judge of Shelby County, Alabama.

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

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR make no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his own judgment.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of Dec. 2011.

Cindy Bush, VP
CADENCE BANK FKA SUPERIOR BANK, N.A.
By: VP Special Assets
Its: _____

Shelby County, AL 02/07/2012
State of Alabama
Deed Tax: \$2.50

STATE OF Alabama

COUNTY OF Blount

I, Susan Hahn, a notary for said County and in said State, hereby certify that Cindy Bush, whose name as VP Special Assets of Cadence Bank Superior Bank, N.A., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he/she, as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 23rd day of December, 2011.

Susan Hahn
Notary Public

SUSAN G. HAHN
NOTARY PUBLIC
ALABAMA
STATE AT LARGE

My Commission expires: 3/18/12



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