

WARRANTY DEED
Joint tenants with right of survivorship

20120402000110920 1/2 \$24.50
Shelby Cnty Judge of Probate, AL
04/02/2012 09:23:14 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Eighty Five Thousand and no/100's Dollars (\$185,000.00)** to the undersigned grantors,

DON OUTLAW, an unmarried man and JO ANN LOWE, an unmarried woman

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

OMAR HADJAR and RACHEL HADJAR

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45-A according to the Survey of Southlake Townhomes, First Addition, as recorded in Map Book 13, Page 32, in the Probate Office of Shelby County, Alabama.

Subject to:

Taxes for the year 2012 and subsequent years.

Easement(s), building line(s) and restriction(s) as shown on recorded map.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Restrictions appearing of record in Shelby Real 160, Page 492; Shelby Real 199, Page 367 and Shelby Real 199, Page 389.

Right-of-way granted to Alabama Power Company recorded in Shelby Real 129, Page 572 and Shelby Real 114, Page 134.

\$175,750.00 of the above consideration is paid by a Mortgage filed simultaneously herewith.

Kathleen R. Outlaw was the surviving grantee of that deed recorded in Shelby Real 246, Page 669. The other grantee, George D. Outlaw, having died on or about the 5th day of February, 1993.

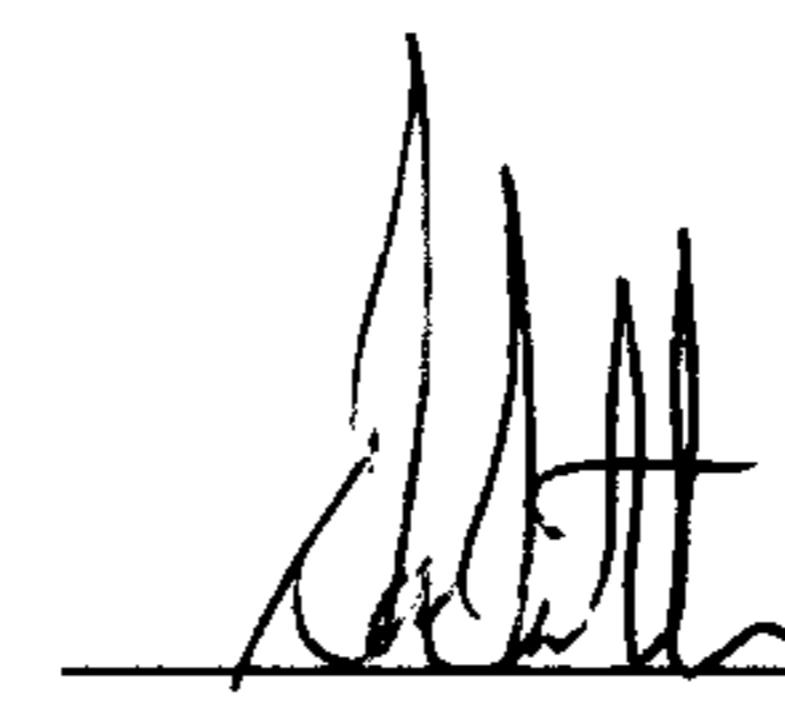
TO HAVE AND TO HOLD, to the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of

the grantees herein) in the event one or more grantees 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.

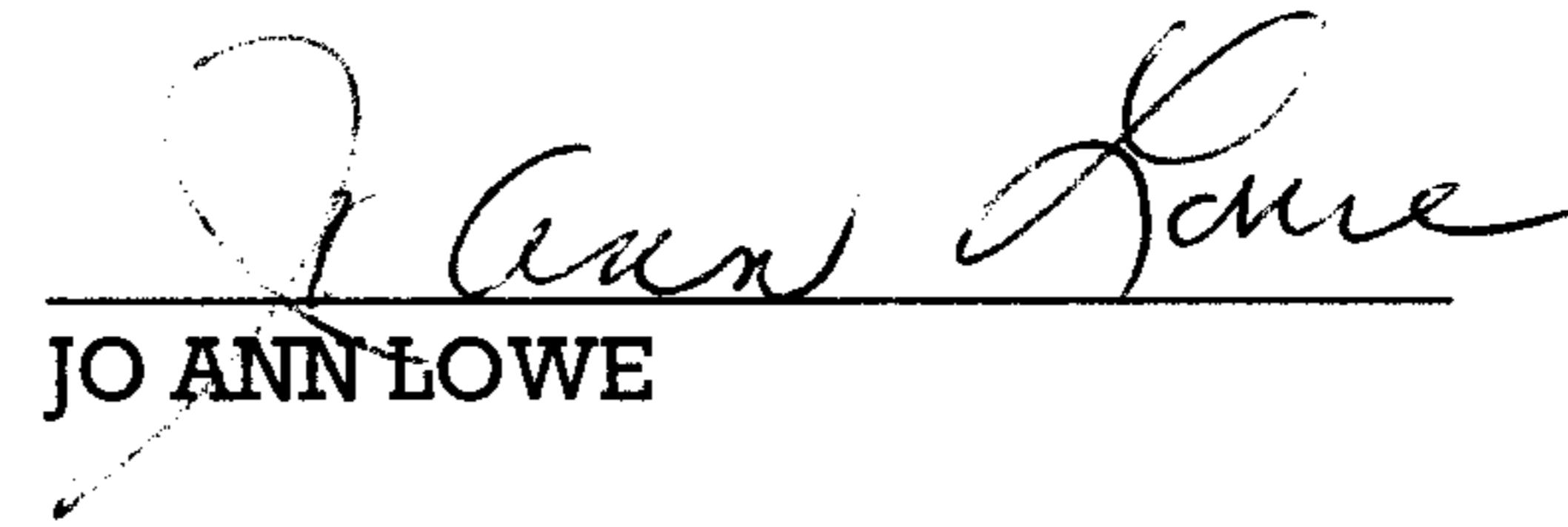
And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey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

IN WITNESS WHEREOF, we have hereunto set my hand and seal, this the 29th day of March, 2012.

WITNESS:



DON OUTLAW



JO ANN LOWE

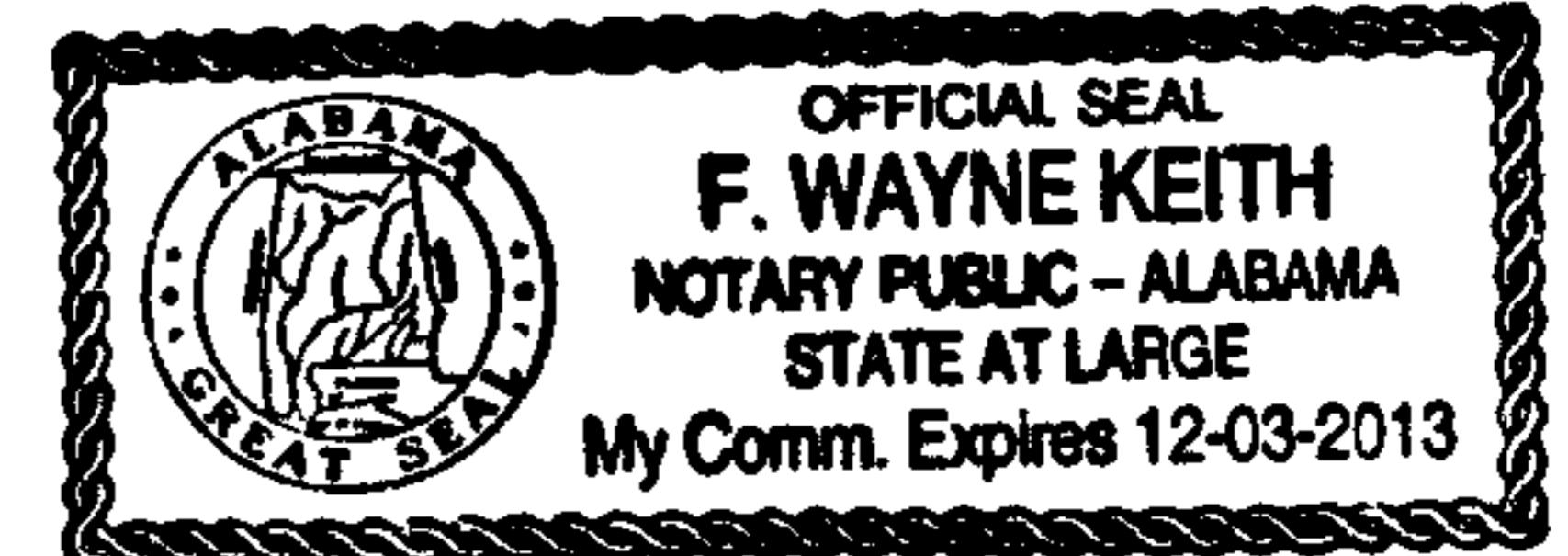
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Don Outlaw and Jo Ann Lowe, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 29th day of March, 2012.



Notary Public



THIS INSTRUMENT WAS PREPARED BY:

F. Wayne Keith, Attorney
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Omar Hadjar
4630 Lake Valley Drive
Hoover, Alabama 35244



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