

WARRANTY DEED

This Instrument Was Prepared By:

Luke A. Henderson, Esq.
Bynum & Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:

Isam Huneidi
1827 Lemon Mint Circle
Birmingham, AL 35244

Shelby County, AL 04/09/2012
State of Alabama
Deed Tax: \$50.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVENTY SIX THOUSAND DOLLARS 00/100 (\$76,000.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **David W. Graham**, a married man, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Isam Huneidi** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

In August, 1992, at the time of execution of that certain deed recorded in Instrument 1992-21345, David W. Graham was a married man and Wilbert W. Graham was an unmarried man; the property was not the homestead of David W. Graham, nor the homestead of his wife then; nor is it his or her homestead now.

Wilbert W. Graham was the surviving grantee of deed recorded in Deed Book 286, Page 140; Willie Mae Graham having died on or about the 18th day of December, 1978.

\$26,100.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 5th day of April, 2012.

*David W. Graham by his Attorney
in Fact Debbie Graham*

David W. Graham, by his Attorney in Fact
Debbie Graham

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Debbie Graham, whose name as Attorney in Fact for David W. Graham, a married man, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Attorney in Fact, which is recorded in Instrument 20120104000004040, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 5th day of April, 2012.

My Commission Expires: 7-26-12
{AFFIX SEAL}

[Signature]
Notary Public

EXHIBIT "A"

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, being more particularly described as follows: Begin from the Northwest corner of Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West; run in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 125.0 feet; thence turn left 82 degrees 15 minutes 27 seconds and run Southeasterly along a line of existing steel bollard poles, 69.15 feet, more or less, to the intersection of said existing steel bollard poles and the Westerly right of way line of U.S. Highway 31, and to a point of a curve to the left, having a radius of 5629.58, a central angle of 1 degrees 22 minutes 10 seconds; thence run Northerly along said right of way line and along said curve for a distance of 134.55 feet to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run Westerly along said North line 80.0 feet to the point of beginning.