

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Tarek R. Pacha and Mamoun R. Pacha
539 Highland Park Circle
Birmingham, AL 35242

STATE OF ALABAMA

)

:

COUNTY OF SHELBY

)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Hundred Thousand and 00/100 (\$600,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Richard E. Fernandez, and wife, Christina H. Fernandez**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Tarek R. Pacha and Mamoun R. Pacha**, (hereinafter referred to as GRANTEES), as joint tenants with right of survivorship, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lots 1607 and 1608, according to the Map of Highland Lakes, 16th Sector, an Eddleman Community, as recorded in Map Book 25, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and as may be further amended in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 16th Sector, recorded as Instrument #1999-31096 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject To:

Ad valorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$450,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as tenants in common, their heirs and assigns forever, as joint tenants with right of survivorship.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, assigns, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs, assigns, successors, executors and administrators, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, assigns, successors, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 09/18/2012
State of Alabama
Deed Tax: \$150.00

20120918000355560 1/3 \$168.00
Shelby Cnty Judge of Probate, AL
09/18/2012 03:30:48 PM FILED/CERT

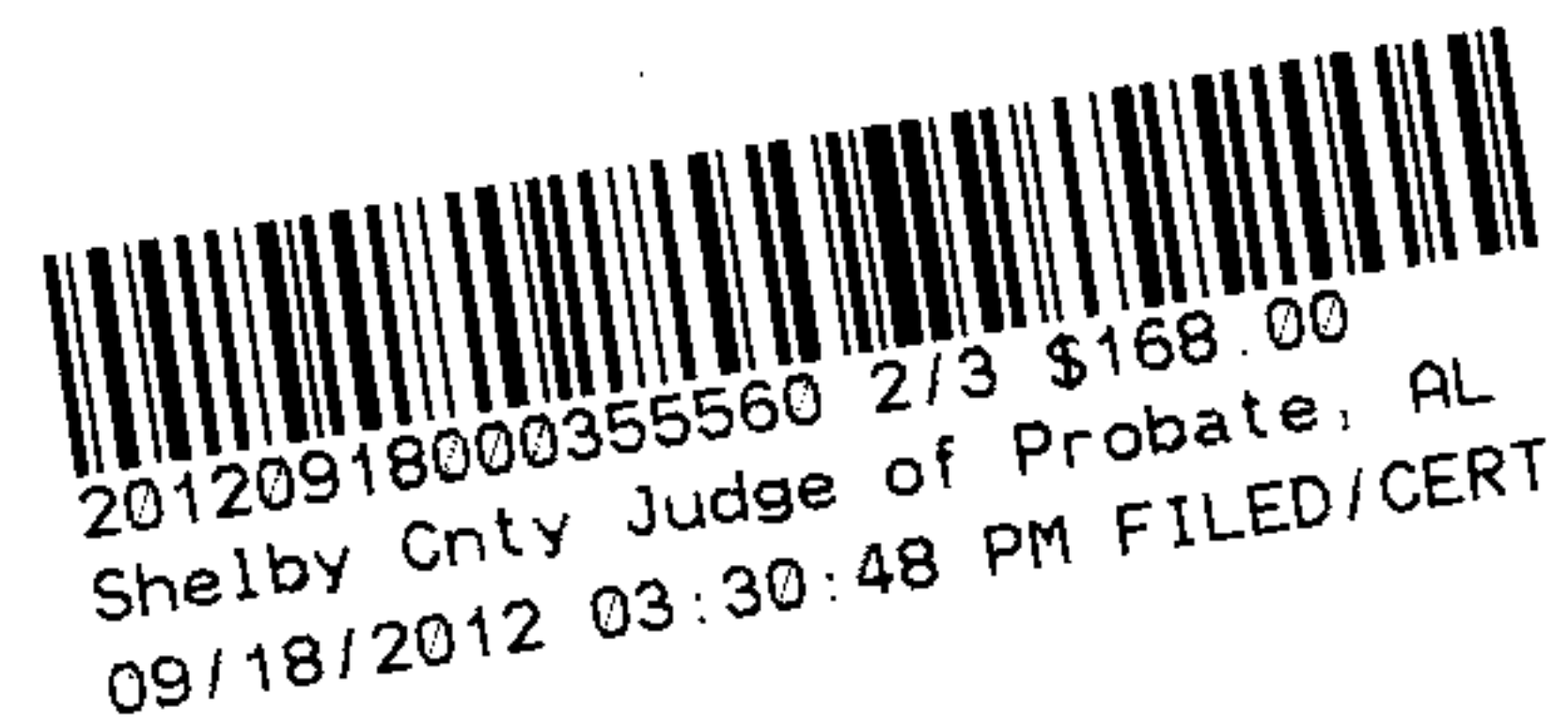
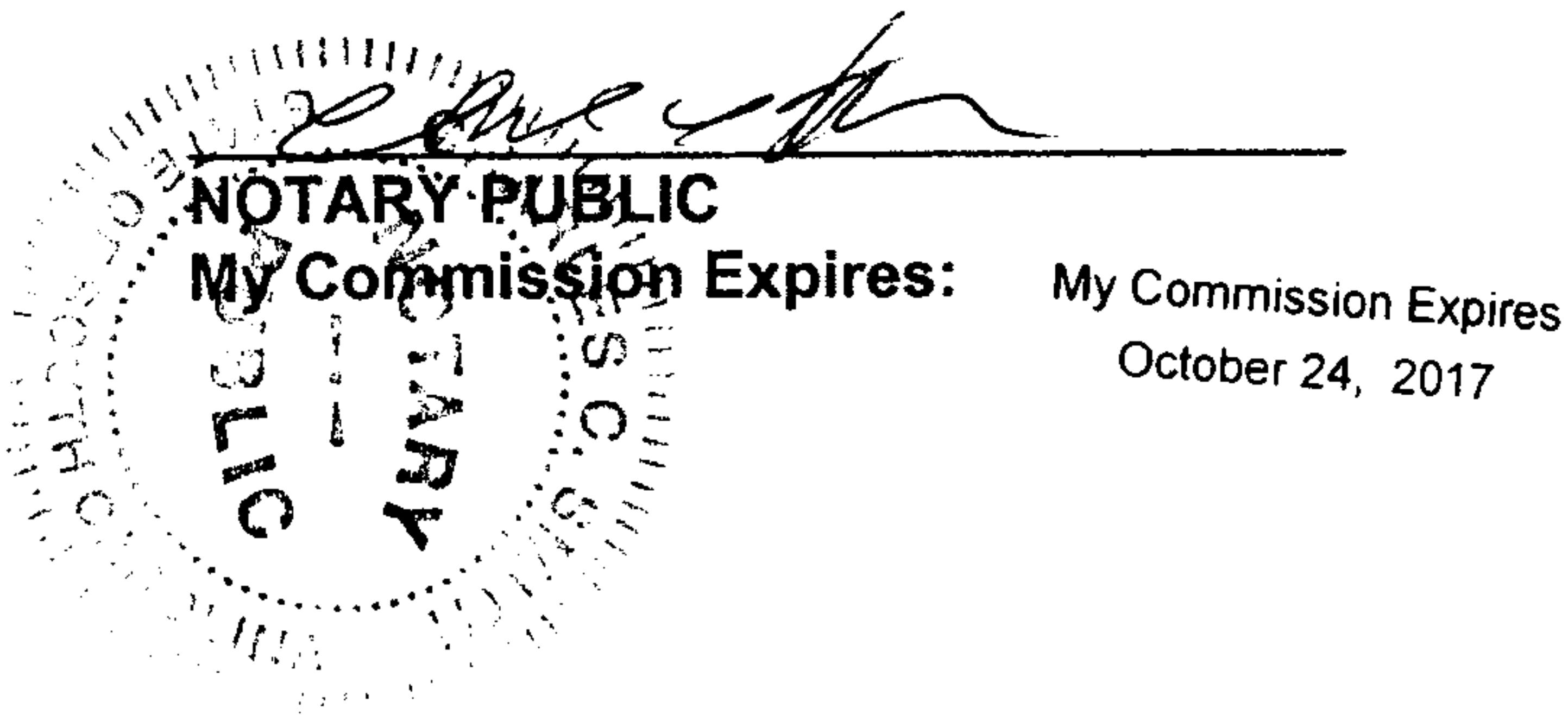
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 28 day of August, 2012.

Richard E. Fernandez
Richard E. Fernandez

STATE OF SC)
COUNTY OF ANDERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Richard E. Fernandez, a married man, 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of August, 2012.



IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 29 day of August, 2012.

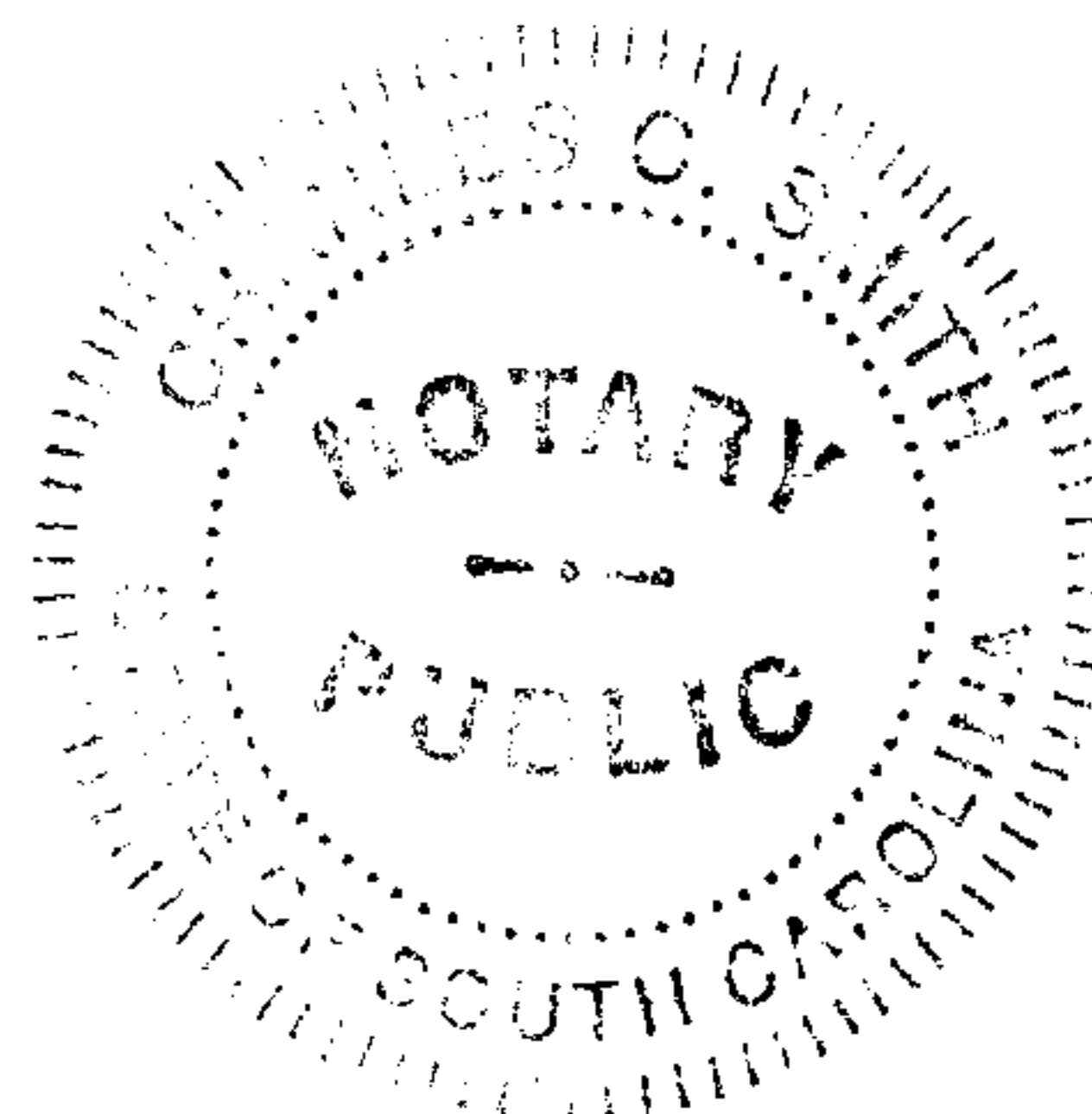
Christina H. Fernandez
Christina H. Fernandez

STATE OF SC)
COUNTY OF ANDERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Christina H. Fernandez, a married woman, 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of August, 2012.

Charles C. Smith
NOTARY PUBLIC
My Commission Expires: October 24, 2017



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Richard E. Fernandez
Christina H. Fernandez
Mailing Address 539 Highland Park Circle
Birmingham, AL 35242

Grantee's Name Terek Pacha
Mamounda Pacha
Mailing Address 122 Loudwater Drive
Anderson, SC 29621

Property Address 539/535 Highland Park Circle
Birmingham, AL 35242

Date of Sale August 31, 2012
Total Purchase Price \$ 600,000.00



20120918000355560 3/3 \$168.00
Shelby Cnty Judge of Probate, AL
09/18/2012 03:30:48 PM FILED/CERT

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/29/12

Print Richard E. Fernandez and Christina H. Fernandez

Sign Richard E Fernandez Christina H Fernandez

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1