

This instrument prepared by:
John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Denis Chadwick and Lisa A. Chadwick
491 Foothills Parkway
Chelsea, AL 35043

WARRANTY DEED

20130603000225670 1/2 \$25.50
Shelby Cnty Judge of Probate, AL
06/03/2013 01:33:22 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Ten Thousand And No/100 Dollars (\$210,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Nader A. Yacoub and Hind M. Yacoub, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Denis Chadwick and Lisa A. Chadwick (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 21, according to the Subdivision Plat of Foothills Point, as recorded in Map Book 32, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Area as more particularly described in the Foothills Point Declaration of Covenants, Conditions and Restrictions as recorded in Instrument #20031223000824110 in the Office of the Judge of Probate of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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.

One Hundred Ninety-Nine Thousand Five Hundred And No/100 Dollars (\$199,500.00) 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 May 17, 2013.


Nader A. Yacoub

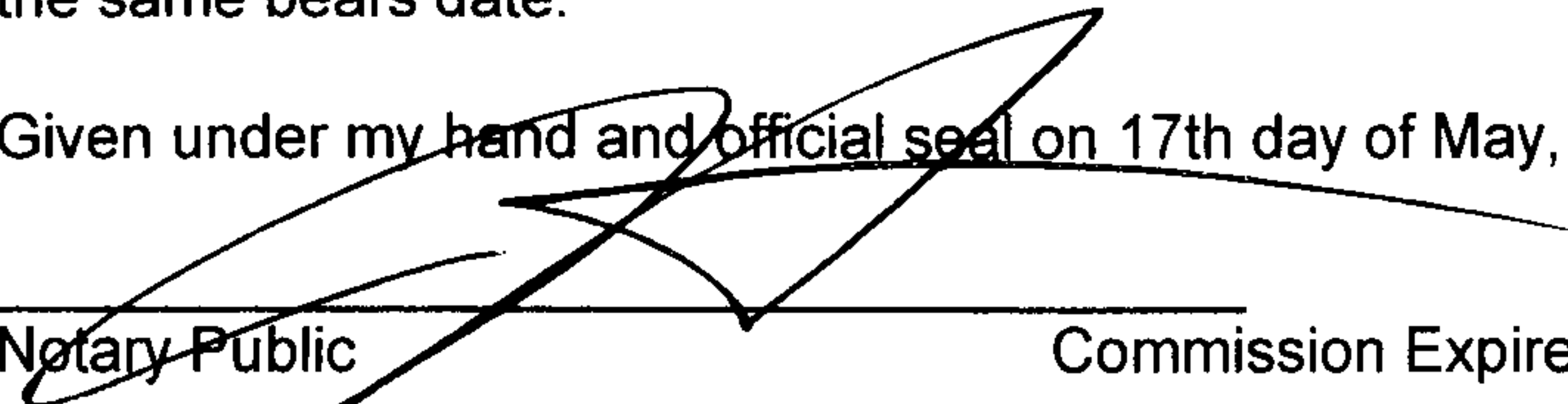

Hind M. Yacoub

Shelby County, AL 06/03/2013
State of Alabama
Deed Tax: \$10.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nader A. Yacoub and Hind M. Yacoub who are known to me and have acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 17th day of May, 2013.


Notary Public Commission Expires:

FILE NO.: TS-1300997

JOHN HARWELL HENSON
Notary Public, Alabama State At Large
My Commission Expires Nov. 21, 2015

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Nader A. Yacoub and Hind M. Yacoub

Grantee's Name Denis Chadwick and Lisa A. Chadwick

Mailing Address 491 Foothills Parkway
Chelsea, AL 35043

Mailing Address 491 Foothills Parkway
Chelsea, AL 35043

Property Address 491 Foothills Parkway
Chelsea, AL 35043

Date of Sale May 17, 2013

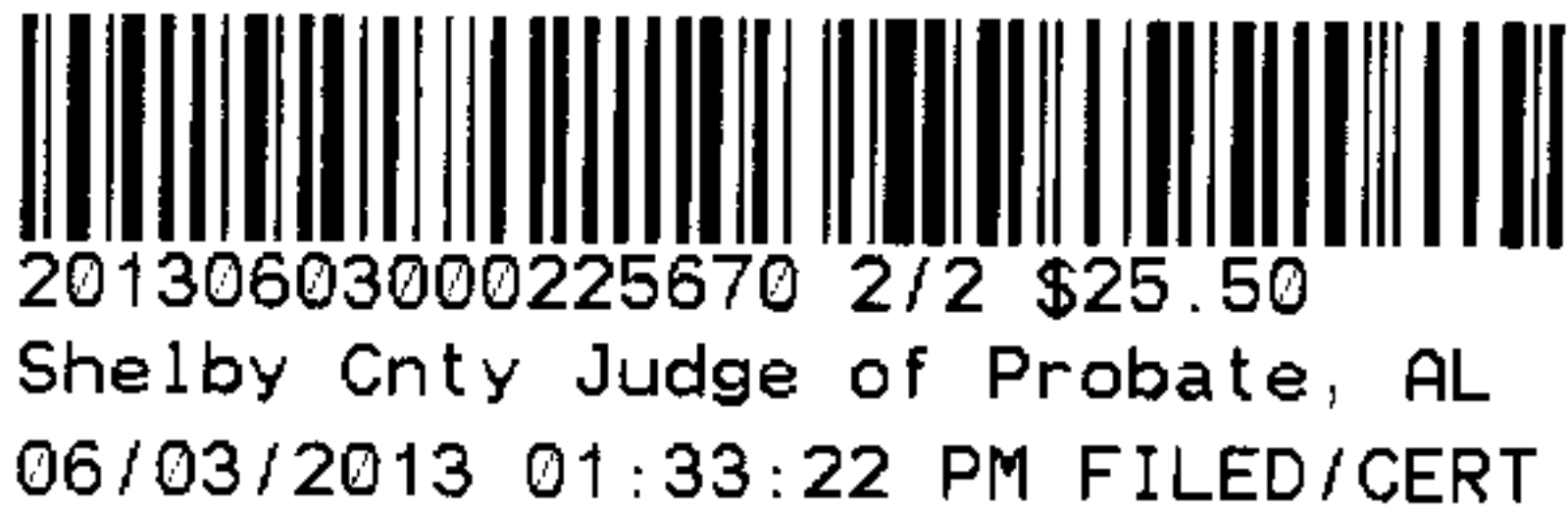
Total Purchase Price \$210,000.00

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

____ Appraisal

____ Sales Contract

Other: _____

X Closing Statement

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 - Nader A. Yacoub and Hind M. Yacoub, 491 Foothills Parkway, Chelsea, AL 35043.

Grantee's name and mailing address - Denis Chadwick and Lisa A. Chadwick, 491 Foothills Parkway, Chelsea, AL 35043.

Property address - 491 Foothills Parkway, Chelsea, AL 35043

Date of Sale - May 17, 2013.

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: May 17, 2013

Sign Emily Schuler
Agent