THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq. 300 Cahaba Park Circle, Ste 200 Birmingham, AL 35242

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SEND TAX NOTICE TO: TANYA CLEMON 173 HUNTINGDON PL BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Three Hundred Forty Eight Thousand Seven Hundred and 00/100 Dollars (\$348,700.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, MUTTASEM AL HUNAIDI AND EMAN ABURAYYAN, HUSBAND AND WIFE (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto TANYA CLEMON (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

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.

\$278,960 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

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

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

201401030000004440 1/4 \$93.00 Shelby Cnty Judge of Probate, AL 01/03/2014 02:37:49 PM FILED/CERT

IN WITNESS WHEREOF,	the Grantors have hereun	to set their hands	and seals, this he day of
DECEMBER, 2013.			

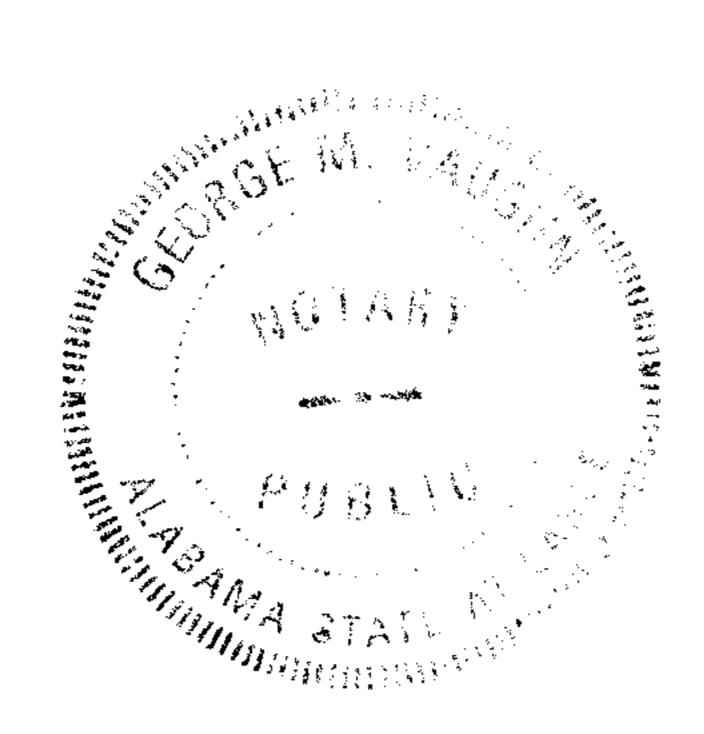
MUTTASEM AL HUNAIDI

EMAN ABURAYYAN

STATE OF ALABAMA) SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MUTTASEM AL HUNAIDI, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of DECEMBER, 2013.



Notary Public

My Commission Expires: 3118/2017

STATE OF ALABAMA) SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that EMAN ABURAYYAN, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1° day of DECEMBER, 2013.

Notary Public

My Commission Expires: 918

9/18/2017

Shelby County, AL 01/03/2014 State of Alabama Deed Tax:\$70.00

EXHIBIT A

Lot 730, according to the Survey of Highland Lakes, 7th Sector, as recorded in Map Book 20, Pages 58 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, recorded as Instrument No. 1995-28389 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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20140103000004440 3/4 \$93.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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