

Send tax notice to:  
MARY ANNE SAHAWNEH  
2009 LAKE CIRCLE  
STERRETT, AL 35147

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2015117

**WARRANTY DEED**



20150309000071880 1/2 \$56.50  
Shelby Cnty Judge of Probate, AL  
03/09/2015 11:40:02 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Six Thousand and 00/100 Dollars (\$196,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JAMES R. THOMAS and KELLE THOMAS, HUSBAND AND WIFE **whose mailing address** is: 135 Liberty Cove, Chelsea AL 35043 (hereinafter referred to as "Grantors") by MARY ANNE SAHAWNEH and JOHN TUOMAH SAHAWNEH **whose mailing address** is: 2009 LAKE CIRCLE, STERRETT, AL, 35147 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 452, ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 5, AS RECORDED IN MAP BOOK 34, PAGE 122A IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 201
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON THE SURVEY OF FOREST LAKES SECTOR 5, AS RECORDED IN MAP BOOK 34, PAGES 122 A, B & C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN BOOK 126, PAGE 191; BOOK 126, PAGE 323; BOOK 236, PAGE 829 AND INSTRUMENT NO. 20050204000058230, IN SAID PROBATE OFFICE.
4. EASEMENT TO SHELBY COUNTY RECORDED AS INSTRUMENT NO. 1993-03955; INSTRUMENT NO. 1993-03957; INSTRUMENT NO. 1993-03959; INSTRUMENT NO. 1993-03960; INSTRUMENT NO 1993-03961; INSTRUMENT NO. 1993-03964; INSTRUMENT NO 1993-03965 AND INSTRUMENT NO. 1993-03966, IN SAID PROBATE OFFICE.
5. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 20051129000616500 AND AMENDE DBY INSTRUMENT NO. 20090116000014950 AND INSTRUMENT NO. 20051216000650920, IN SAID PROBATE OFFICE.
6. RIGHTS OF HOMEOWNER'S ASSOCIATION TO ASSESS LIEN, DUES AND/OR OTHER CHARGES, IF ANY.

\$156,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of February, 2015.

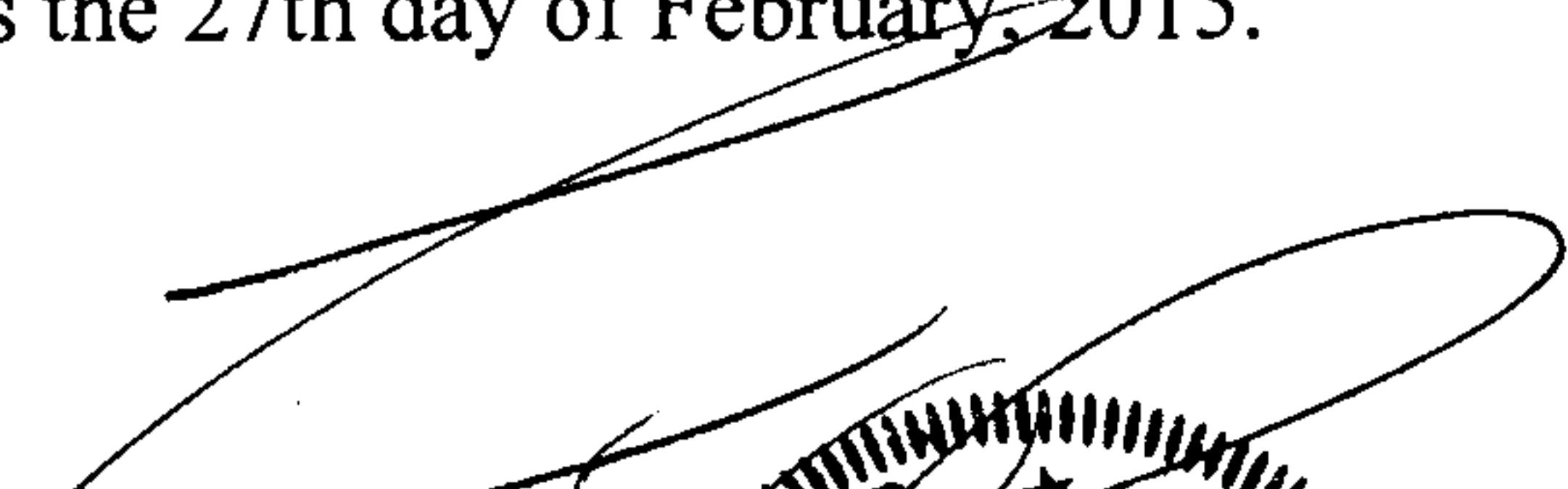
  
JAMES R. THOMAS

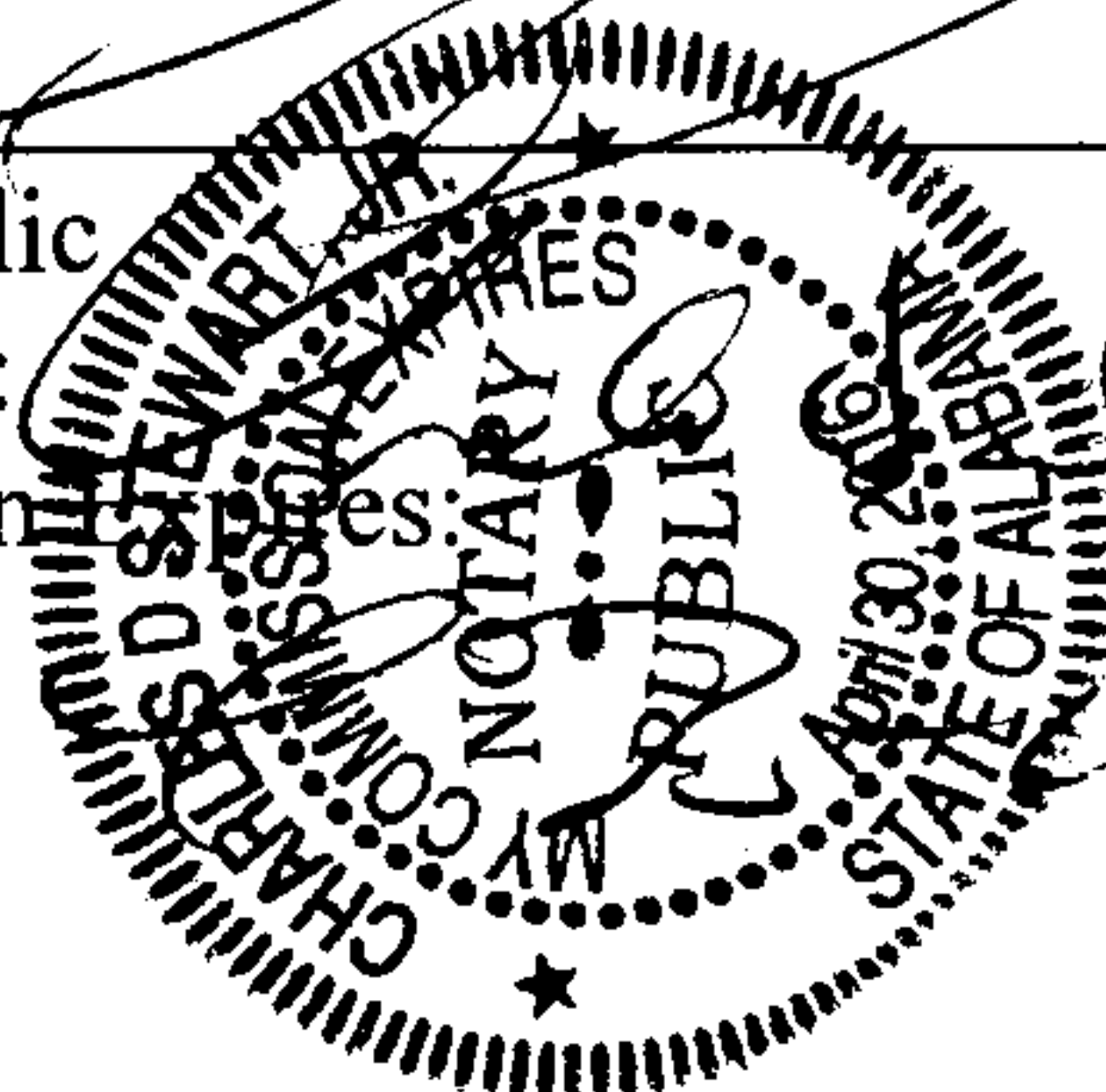
  
KELLE THOMAS


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES R. THOMAS and KELLE THOMAS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of February, 2015.

  
Notary Public  
Print Name:  
Commission



  
20150309000071880 2/2 \$56.50  
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