

Send tax notice to:
AHMED LAZRAK
92 HIGH RIDGE TRACE
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2015622

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty-Three Thousand Nine Hundred and 00/100 Dollars (\$133,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, A FUTURE AND A HOPE, LLC, A LIMITED LIABILITY COMPANY whose mailing address is: 402 OXFORD WAY, PELHAM, AL 35124 (hereinafter referred to as "Grantor") by AHMED LAZRAK whose mailing address is: 92 HIGH RIDGE TRACE, PELHAM, AL, 35124 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 235, ACCORDING TO A RESURVEY OF FINAL PLAT OF HIGH RIDGE VILLAGE PHASE 4, AS RECORDED IN MAP BOOK 29, PAGE 83, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE RESURVEY OF FINAL PLAT OF HIGH RIDGE VILLAGE PHASE 4, AS RECORDED IN MAP BOOK 29, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 2001-40042; INSTRUMENT NO. 2003052200031800; INSTRUMENT NO. 20030522000318010; INSTRUMENT NO. 20040224000094790 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
5. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT NO. 20040312000127260 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$131,474.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

IN WITNESS WHEREOF, the said Grantor, A FUTURE AND A HOPE, LLC, by RICHARD E. DILGER, its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30th day of September, 2015.

[Handwritten Signature]
A FUTURE AND A HOPE, LLC
BY: RICHARD E. DILGER
ITS: MANAGING MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD E. DILGER, whose name as MANAGING MEMBER OF A FUTURE AND A HOPE, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 30th day of September, 2015.

[Handwritten Signature]
Notary Public
Print Name: *[Handwritten Name]*
Commission Expires: *[Handwritten Date]*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2015 12:23:51 PM
\$19.50 CHERRY
20151002000345890

[Handwritten Signature]