

Send tax notice to:
Corey Kitchens & Kathryn P. Kitchens
184 Thorn Berry Drive
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, P.C./ S. Kent Stewart
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

20160523000173820
05/23/2016 10:08:31 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) in hand paid to the undersigned **Jordan M. Hosey, a married woman and Nour Hassounch, an unmarried woman** (hereinafter referred to as "Grantors"), by **Corey Kitchens and Kathryn P. Kitchens** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 21, according to the Survey of Thorn Berry Subdivision, as recorded in Map Book 25, Page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER,
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF
RECORD.

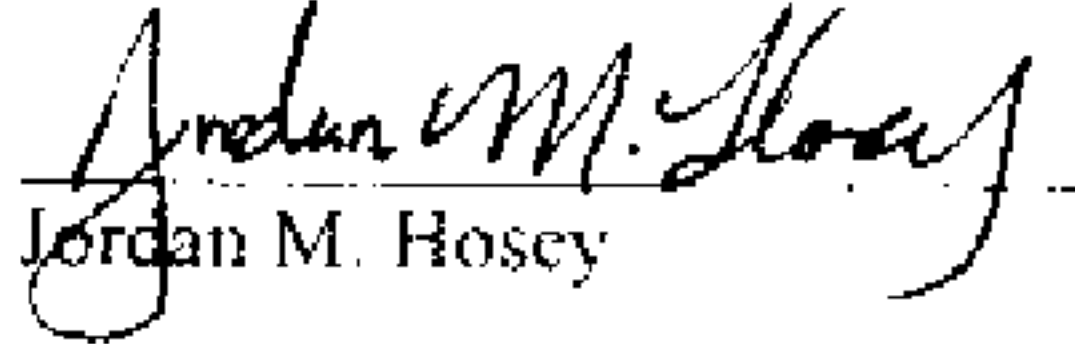
\$212,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

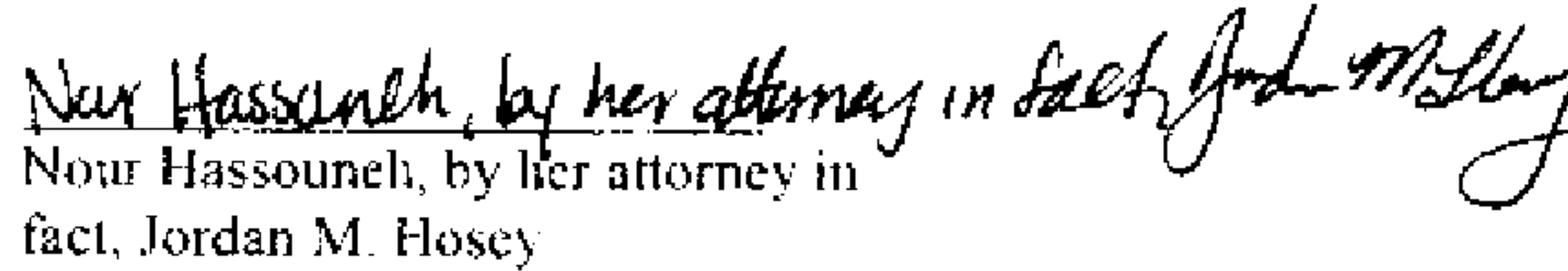
The property being conveyed herein does not constitute the homestead of Jordan M. Hosey nor the homestead of her spouse.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Jordan M. Hosey and Nour Hassounch have hereunto set their signatures and seals on May 20, 2016.


Jordan M. Hosey


Nour Hassounch, by her attorney in fact, Jordan M. Hosey

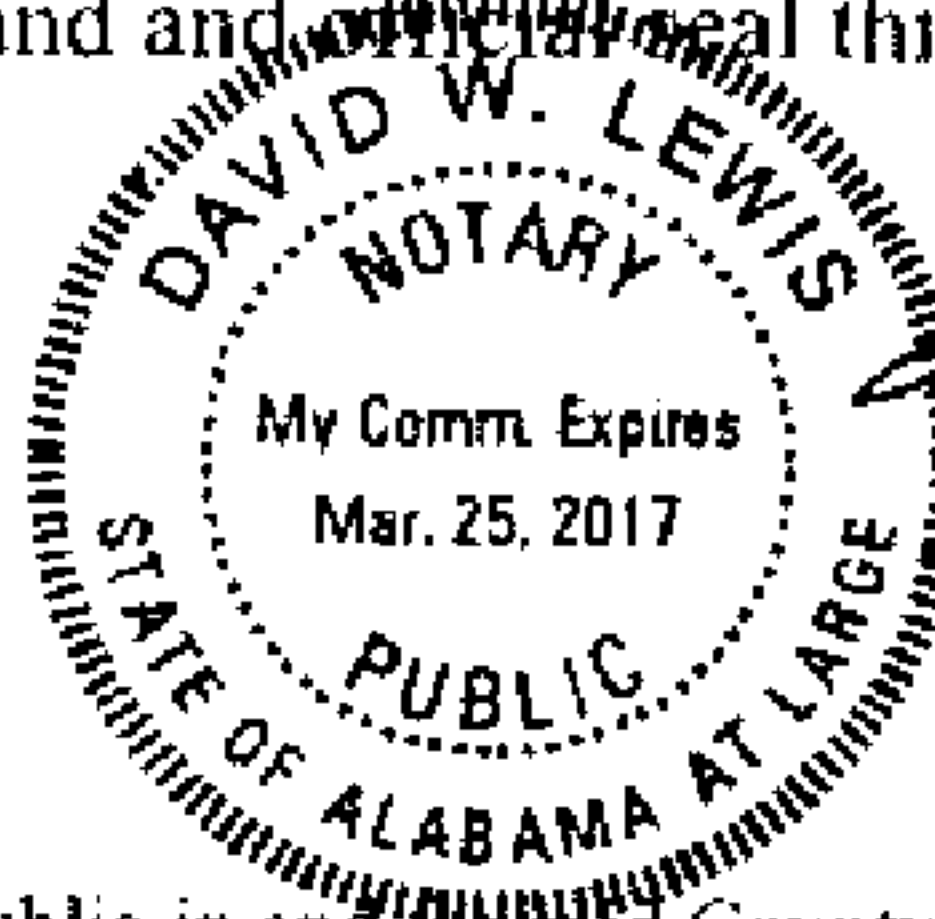
STATE OF ALABAMA
COUNTY OF Shelby

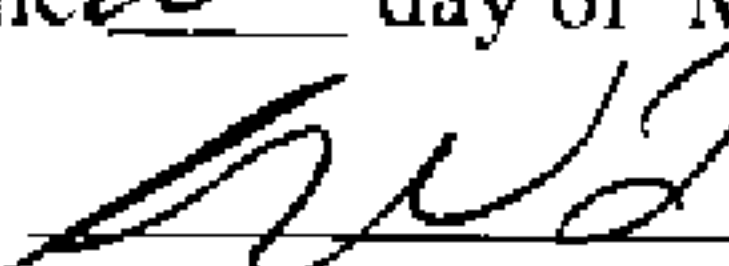
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jordan M. Hosey, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of May, 2016.

(NOTARIAL SEAL)

STATE OF ALABAMA
COUNTY OF Shelby

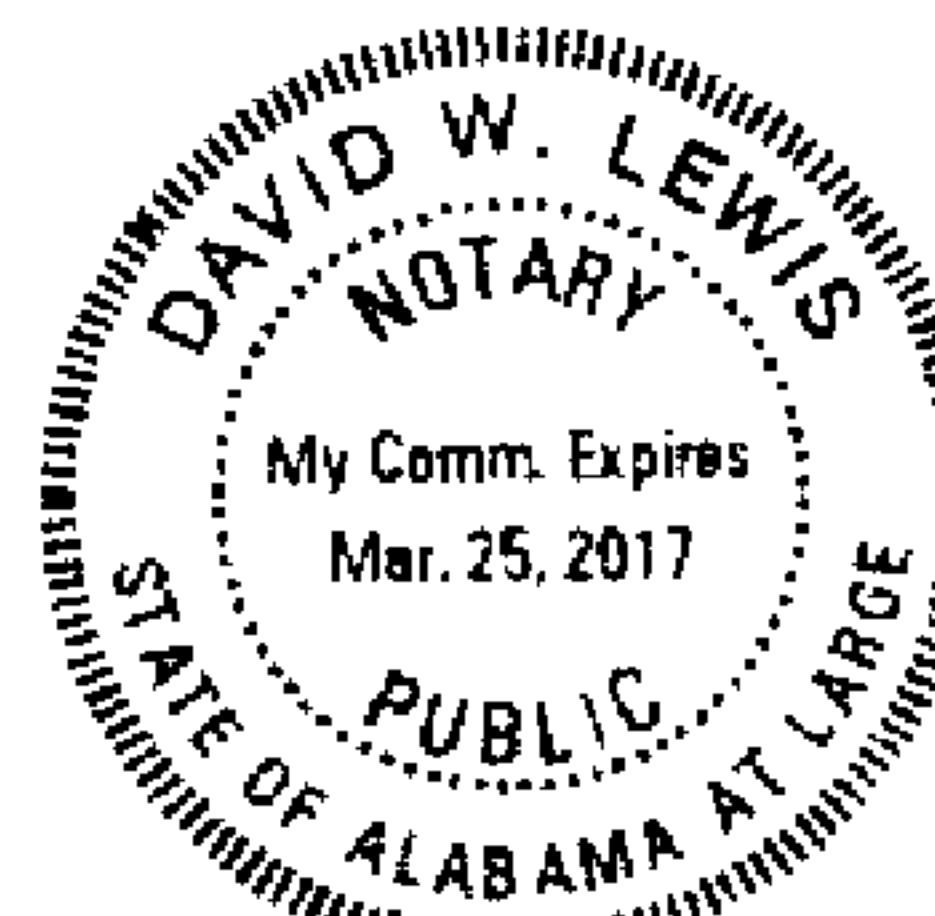


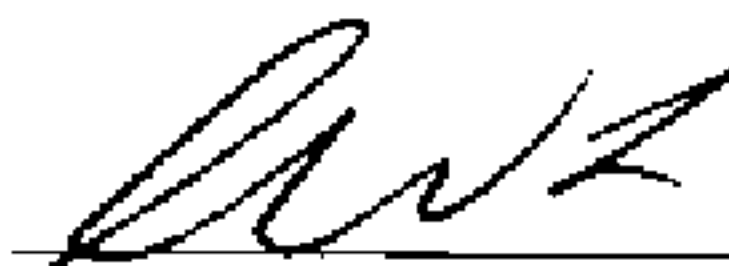

Notary Public
Print Name: DAVID W. LEWIS
Commission Expires: 3/25/17

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jordan M. Hosey whose name as attorney in fact for Nour Hassounch, an unmarried woman is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she in her capacity as such attorney in fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of May, 2016.

(NOTARIAL SEAL)




Notary Public
Print Name: DAVID W. LEWIS
Commission Expires: 3/25/17

Real Estate Sales Validation Form

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

Grantor's Name Jordan M. Hisey Grantee's Name Corey Kitchen's
 Mailing Address Now Hissouneh Mailing Address Kathryn P Kitchen's
2521 Stone Creek Trail 184 Thom Berry Dr
Helena, AL 35080 Birmingham AL 35242

Property Address 184 Thom Berry Dr Date of Sale 5/20/16
Birmingham AL 35242 Total Purchase Price \$ 250,000
 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
☒ 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 - 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 5/20/16 Print David W Lewis
 Unattested Sign [Signature]
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/23/2016 10:08:31 AM
 \$57.50 CHERRY
 20160523000173820

[Signature]