


This instrument was prepared by
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051


20160805000278770 1/3 \$74.50
Shelby Cnty Judge of Probate, AL
08/05/2016 11:05:48 AM FILED/CERT

Send Tax Notice to:
Jowher Almansoob & Sharifa Salen
595 Forrest Dr. S.
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Two Thousand Five Hundred and No/00 Dollars (\$52,500.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Paulette C. Whitfield, an unmarried woman, as devisee and, as Personal Representative of the Estate of John Kenneth Whitfield, III, Probate Case 2011-000263, in the Probate Office of Shelby County, Alabama, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Jowher Almansoob and Sharifa Mohamed Salen, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to 2016 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of August, 2016.

**THE ESTATE OF JOHN KENNETH WHITFIELD, III,
DECEASED**

Shelby County, AL 08/05/2016
State of Alabama
Deed Tax: \$52.50

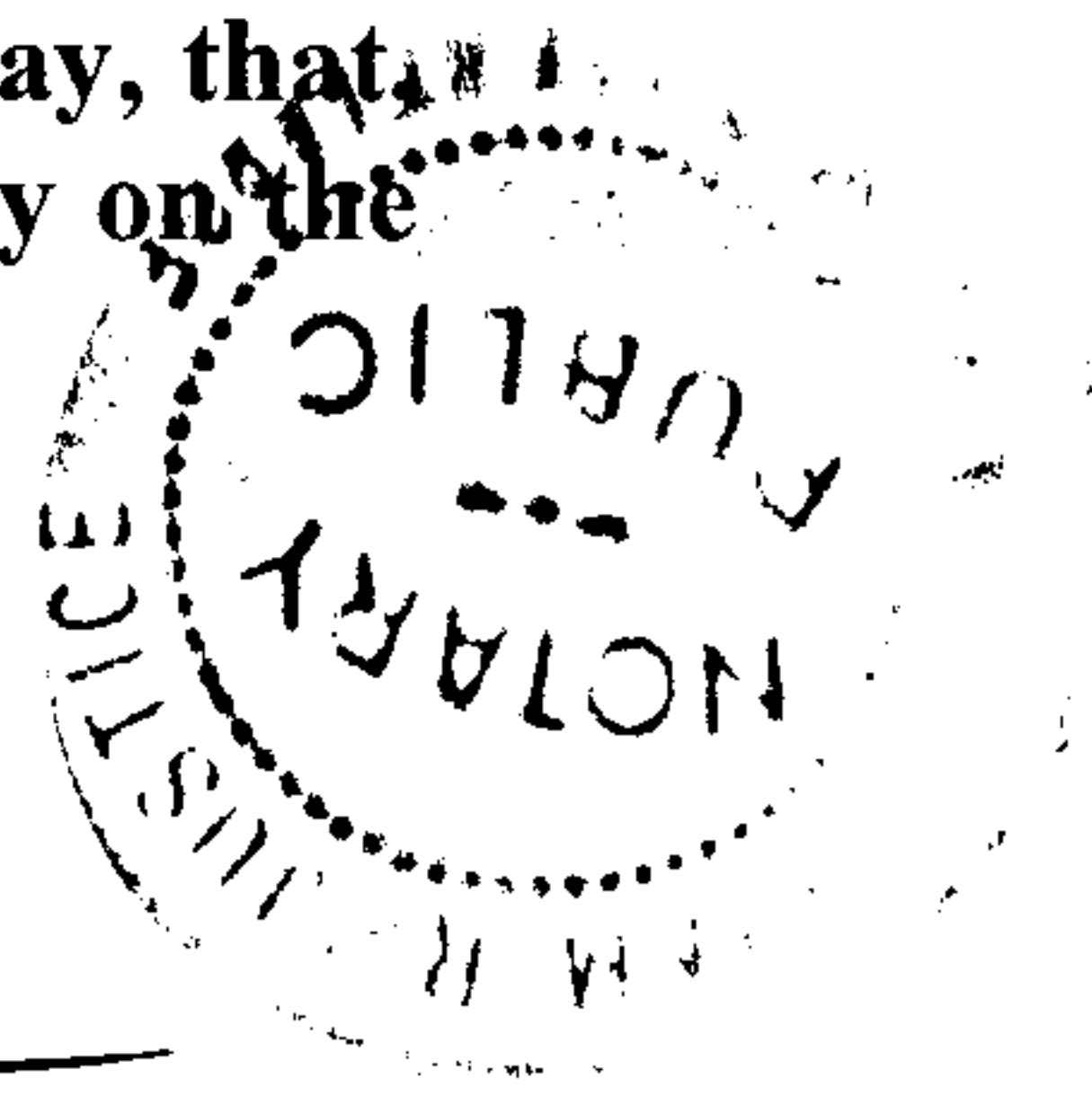
BY: Paulette C. Whitfield
Paulette C. Whitfield, as Personal Representative

Paulette C. Whitfield
Paulette C. Whitfield, as Devisee

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paulette C. Whitfield, whose name as Devisee and Personal Representative for the Estate of John Kenneth Whitfield, III, deceased, who 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 4th day of August, 2016.



Jowher Almansoob & Sharifa Salen
Notary Public

My Commission Expires: 9-11-19


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE:

A parcel in the Southeast Quarter of the Southeast Quarter of Section 33, Township 18 South, Range 2 East, in the Southwest Quarter of the Southwest Quarter of Section 34, Township 18 South, Range 2 East, in the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 3, Township 19 South, Range 2 East, in Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of Section 3, Township 19 South, Range 2 East, and run North 00 degrees 26 minutes 05 seconds East along the West line of said Section 34 for 794.16 feet to the point of beginning; thence North 39 degrees 06 minutes 25 seconds East for 300.82 feet to an existing 1/2-inch rebar on the Southwesterly right of way of Alabama Highway 25 (80-foot right of way); thence South 49 degrees 17 minutes 40 seconds East along said right of way for 801.94 feet to a 5/8-inch rebar set at the P.C. of a right of way curve to the left (radius = 4852.59 feet, Delta = 03 degrees 55 minutes 42 seconds, Chord = South 51 degrees 15 minutes 30 East, 332.64 feet); thence run in a Southeasterly direction along the arc of said curve for 332.71 feet to an existing concrete right of way monument at the P.T.; thence South 53 degrees 13 minutes 20 seconds East along said right of way for 1041.51 feet to a 5/8-inch rebar set; thence (leaving right of way) run South 10 degrees 16 minutes 00 seconds West for 637.84 feet to a 5/8-inch rebar set on the Northeasterly right of way of Southern Railroad (100-foot right of way); thence North 47 degrees 10 minutes 30 seconds West along said right of way 2487.84 feet to an existing 1/2-inch rebar; thence (leaving said right of way) run North 39 degrees 06 minutes 50 seconds East for 74.51 feet to the point of beginning.

P.C.W.


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Estate of John Kenneth Whitfield, III

Jowher Almansoob

Grantor's Name: by Paulette C. Whitfield, as Personal Rep.

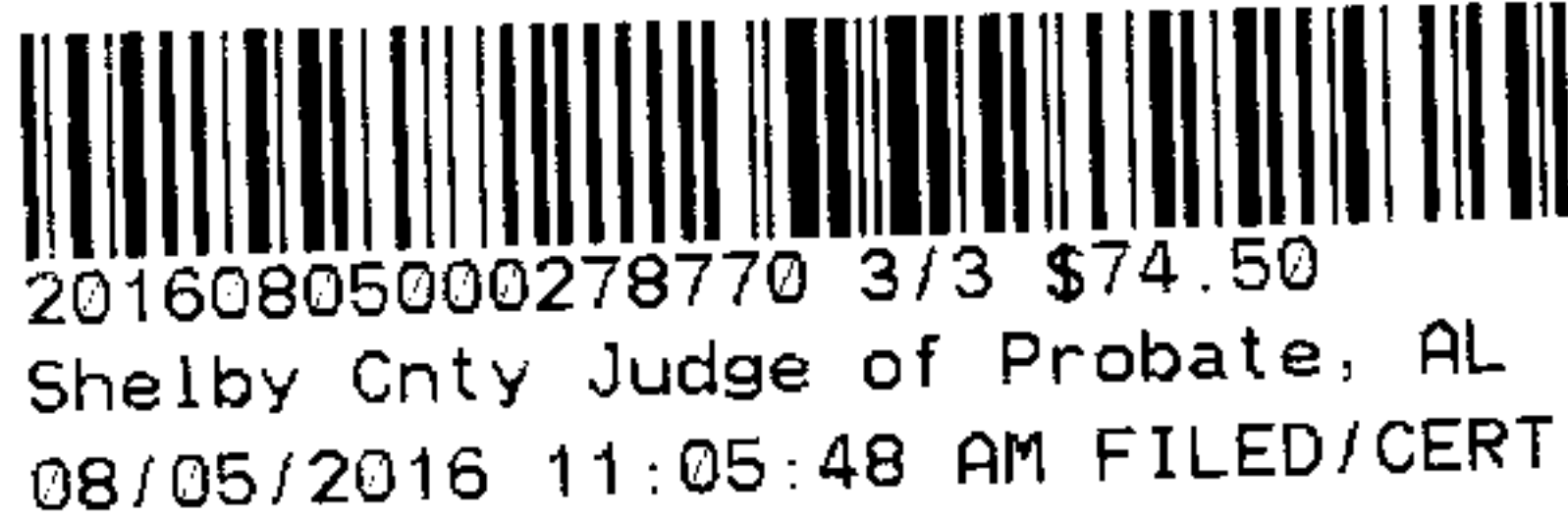
Grantee's Name Sharifa Mohamed Salen

Mailing Address: 1919 2nd Ave. N.
Pell City, AL 35125

Mailing Address 595 Forrest Dr. S.
Birmingham, AL 35209

Property Address Hwy 25
Vincent, AL

Date of Sale 8-4-16



Total Purchase Price \$ 52,500.00

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 8-4-16

* Sign Paulette C. Whitfield
(Grantor/Grantee/Owner/Agent) circle one

* Print Paulette C. Whitfield

☐ Unattested

(Verified by)