

Send tax notice to:
MATTHEW R. SPIVAK
3078 ARBOR BEND
BIRMINGHAM, AL 35244

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

2016638

20161102000403320
11/02/2016 01:10:11 PM
DEEDS 1/4

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, IQBAL DAMANI AND SALIMAH DAMANI, HUSBAND AND WIFE, **whose mailing address** is: 2627 TILDEN AVENUE, LOS ANGELES, CA 90064 (hereinafter referred to as "Grantors") by MATTHEW R. SPIVAK and LAUREN B. SPIVAK **whose property address** is: 3078 ARBOR BEND, BIRMINGHAM, AL, 35244 (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 206, ACCORDING TO THE FINAL PLAT OF ARBOR HILL PHASE IV, AS RECORDED IN MAP BOOK 35, PAGE 52, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017
2. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES

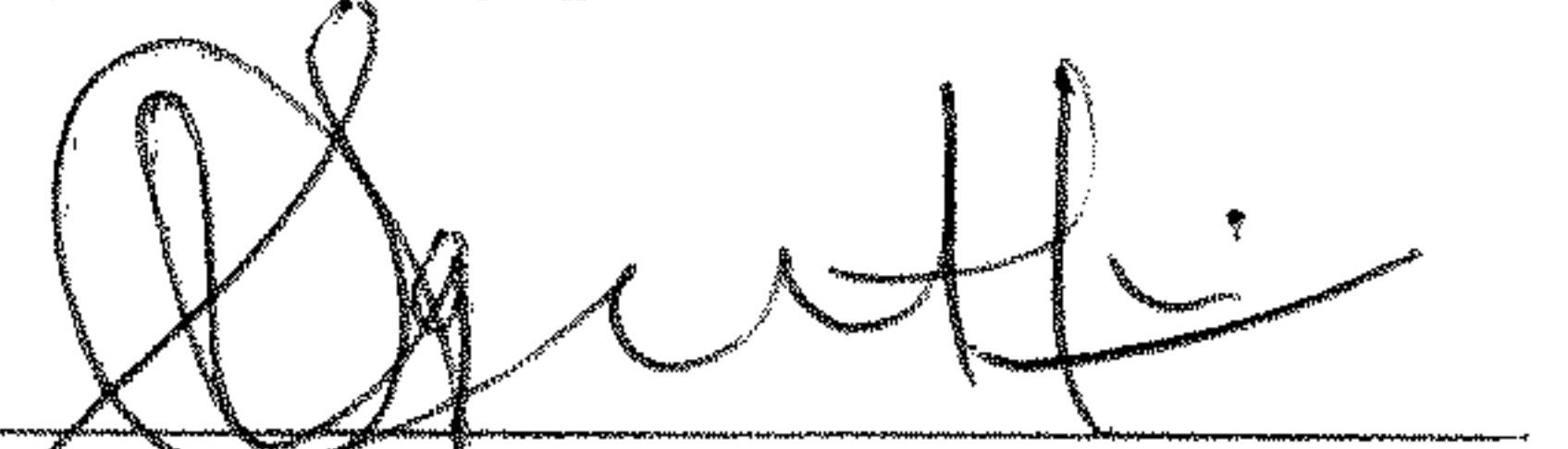
RELATING THERETO WHETHER OR NOT APPEARING IN PUBLIC RECORDS.

3. Subject to existing easements, restrictions and covenants, set back and right of way, in any, of record.
4. All easements, right of way, restrictions, covenants, conditions and building setback, as shown on the recorded Final Plat of Arbor Hill Phase IV, as recorded in Map Book 35, Page 52, in the Probate Office Shelby County, Alabama.
5. Assignment of Developers rights as recorded in Instrument No. 2002-30821.
6. Right of Way to Alabama Power Company as recorded in Real 65, Page 1 & Deed Book 332, Page 554.
7. Agreement with Alabama Power Company as to underground cables as recorded in Real 69, Page 455 & Covenants pertaining thereto as recorded in Real 69, Page 458.
8. Transmission line permits to Alabama Power Company as recorded in Deed Book 136, Page 34; Deed Book 151, Page 449; Deed Book 136, Page 28 & Deed Book 108, Page 363.
9. Articles of Incorporation of Arbor Hills Homeowners Association, Inc. as recorded in Instrument No. 20030905000595750.
10. Declaration of Covenants, Conditions & Restrictions for Arbor Hill as recorded in Instrument No. 2003095000595780; amended in Instrument No. 20090821000323150; Instrument No. 20090821000323160 & Instrument No. 20100611000186700.
11. Easement to Alabama Power Company as recorded in Instrument No. 20111025000318970.

\$283,500.00 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 28 day of October, 2016.


IQBAL DAMANI

SALIMAH DAMANI

STATE OF California
COUNTY OF Los Angeles

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that IQBAL DAMANI and SALIMAH DAMANI 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 26 day of October, 2016.

See Attached Acknowledgement


Notary Public
Print Name: Astrid Carolina Moran
Commission Expires: 02/07/2020



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)On 10/26/2016 before me, Astrid Carolina Moran Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Iqbal Damani Salimah Damani
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Astrid Carolina Moran
Signature of Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 01:10:11 PM
\$55.50 CHARITY
20161102000403320

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____