

WARRANTY DEED

20161201000437620 1/2 \$538.00
Shelby Cnty Judge of Probate, AL
12/01/2016 08:45:00 AM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Five Hundred Nineteen Thousand Nine Hundred and 00/100 (\$519,900.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **SALIBA SHUNNARA and NADIA S. SHUNNARA, HUSBAND AND WIFE** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **LINDA CAMINEZ**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

Lot 7 and Part of Lot 6, according to the Survey of Weatherly Windsor, Sector 9, as recorded in Map Book 17, Page 125, in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Begin at the NW corner of above said Lot 7, said point being the point of beginning; thence S 88° 38' 25" E, a distance of 250.00 feet; thence S 13° 08' 46" E, a distance of 346.62 feet; thence N 89° 52' 26" W, a distance of 200.25 feet; thence S 34° 32' 57" W, a distance of 193.40 feet; thence S 02° 30' 55" E, a distance of 159.61 feet to the Northerly R.O.W. line of Windsor Circle and the beginning of a non-tangent curve to the left, having a radius of 50.00, a central angle of 30° 17' 24" and subtended by a chord which bears N 81° 30' 02" W, and a chord distance of 26.13 feet; thence along the arc of said curve and said R.O.W. line, a distance of 26.43 feet; thence N 00° 00' 00" E and leaving said R.O.W. line, a distance of 657.92 feet to the point of beginning.

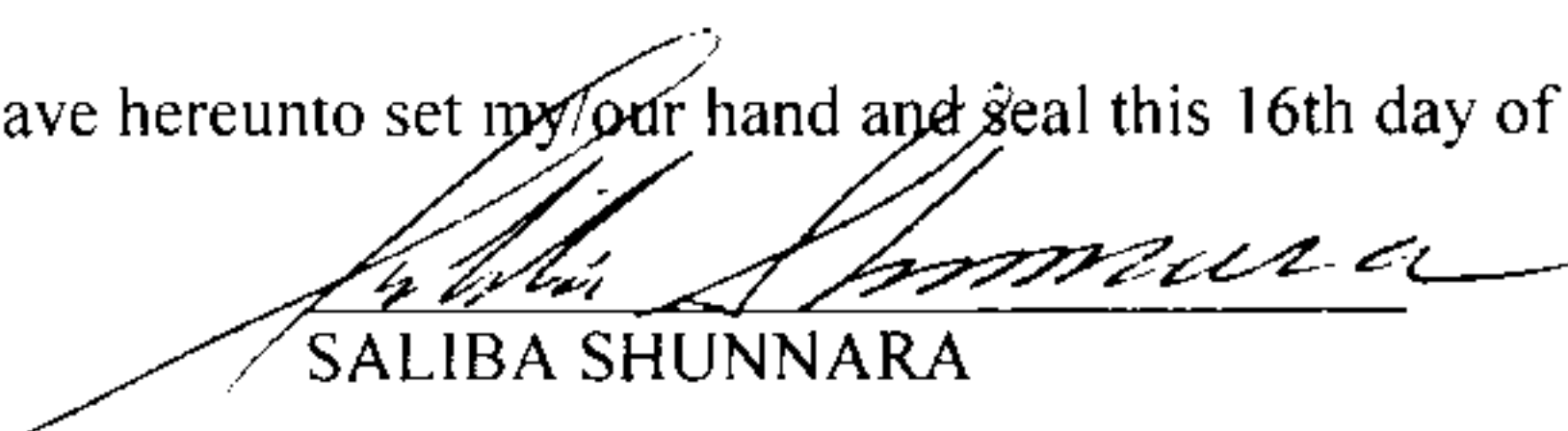
Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

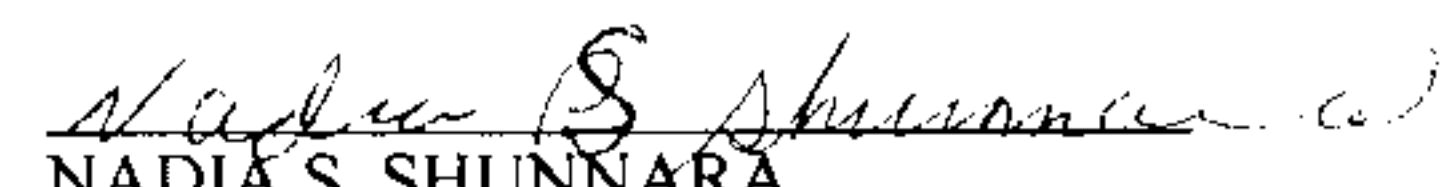
Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 16th day of November, 2016.


SALIBA SHUNNARA

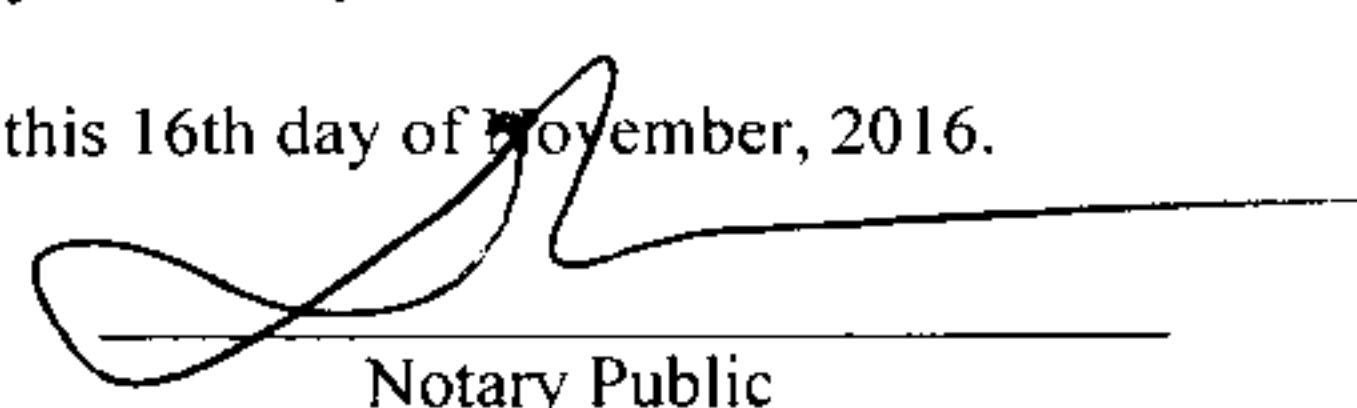

NADIA S. SHUNNARA

STATE OF ALABAMA
JEFFERSON COUNTY

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

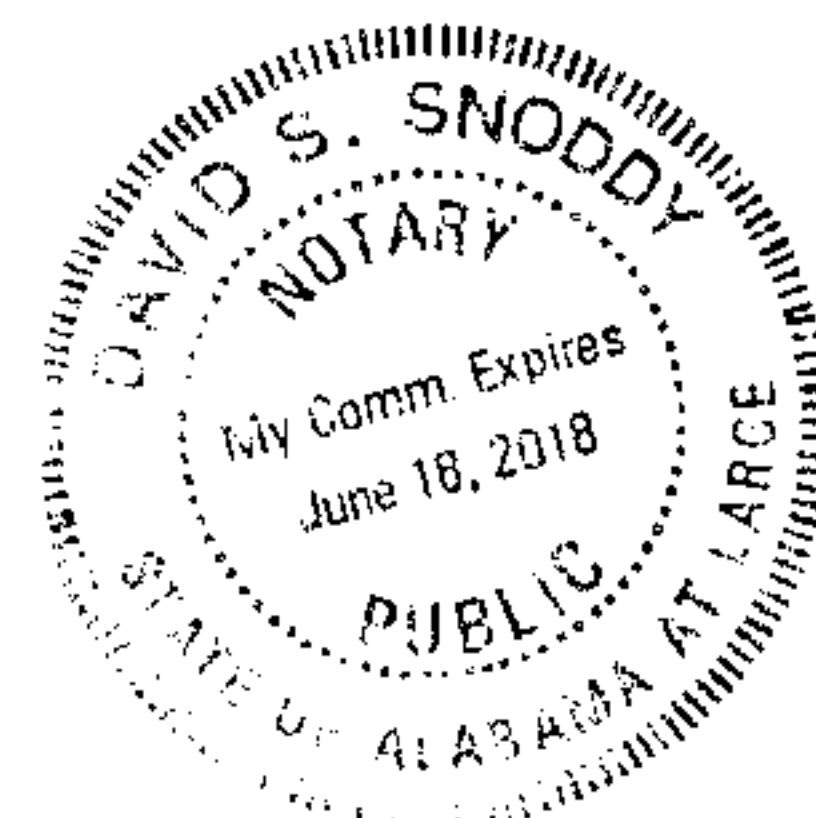
GIVEN under my hand and seal this 16th day of November, 2016.

My Commission Exp:


Notary Public

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
LINDA CAMINEZ
125 WINDSOR CIRCLE
PELHAM, AL 35124



Shelby County, AL 12/01/2016
State of Alabama
Deed Tax: \$520.00

SLF 16-490

Real Estate Sales Validation Form

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

Grantor's Name SAHBA SHUNNARA
Mailing Address: P.O. Box 1725
Pelham, AL 35124

Grantee's Name LINDA CAMINEZ
Mailing Address: 125 WINDSOR CIRCLE
PELHAM, AL 35124

Property Address 125 WINDSOR CIRCLE
PELHAM, AL 35124

Date of Sale November 16, 2016

Total Purchaser Price \$519900

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 _____

 x 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 11/16/16

Print SAHBA SHUNNARA

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

20161201000437620 2/2 \$538.00
Shelby Cnty Judge of Probate, AL
12/01/2016 08:45:00 AM FILED/CERT

