


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20170104000003110 1/3 \$60.00
Shelby Cnty Judge of Probate, AL
01/04/2017 12:23:29 PM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED
Joint tenants with right of survivorship

STATE OF NEW YORK
MONROE COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Ninety Five and no/100's Dollars (\$195,000.00)** to the undersigned,

Omar Hadjar and Rachel Hadjar, husband and wife

(hereinafter referred to as grantors), in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Keith Mitchell Barfield and Heather Bell Duncan

(hereinafter referred to as grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45-A, according to the Survey of Southlake Townhomes First Addition, as recorded in Map Book 13, Page 32, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2017 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Restrictions appearing of record in Shelby Real 160, Page 492; Shelby Real 199, Page 367 and Shelby Real 199, Page 389.**
- 5. Right-of-way granted to Alabama Power Company recorded in Shelby Real 129, Page 572 and Shelby Real 114, Page 134.**

\$156,0000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantees 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 or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving

Shelby County, AL 01/04/2017
State of Alabama
Deed Tax: \$39.00

grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and 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, we have hereunto set my hand and seal, this the 26th day of December, 2016.

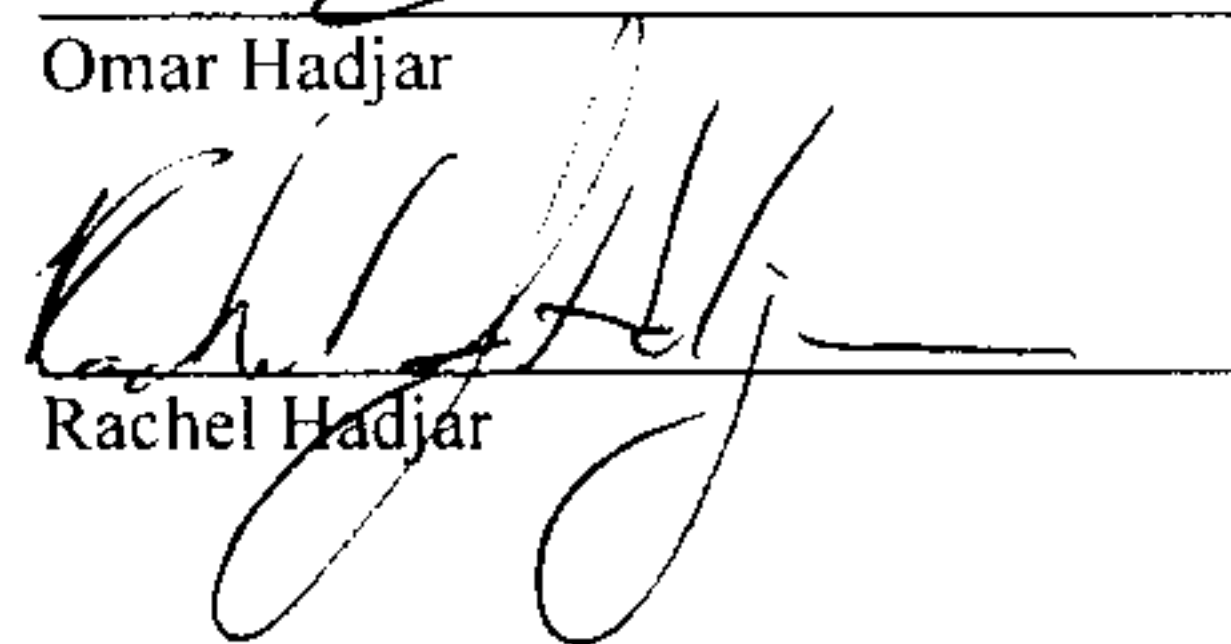
WITNESS:

Shawna Thompson

Shawna Thompson



Omar Hadjar

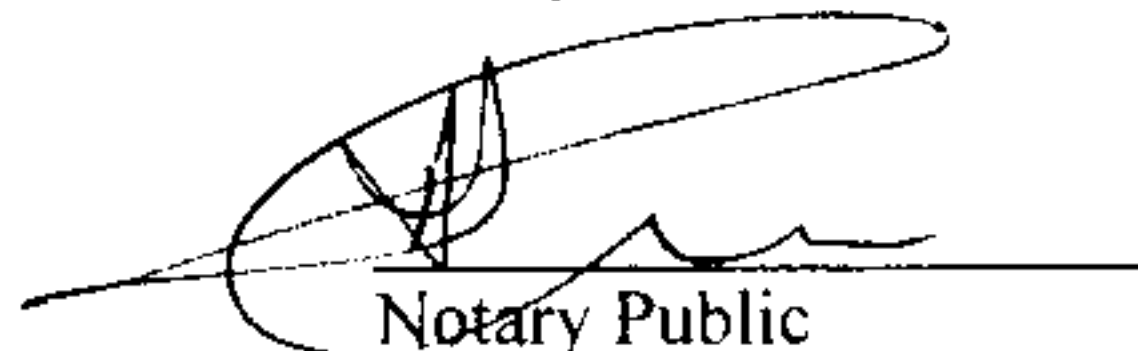



Rachel Hadjar

STATE OF NEW YORK
MONROE COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Omar Hadjar and Rachel Hadjar, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the ^{24th}~~26th~~ day of December, 2016.


Notary Public
20170104000003110 2/3 \$60.00
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SEND TAX NOTICE TO:
Keith Barfield
4630 Lake Valley Drive
Hoover, Alabama 35244

ARLENE K. GRIFFIN COYNE
Notary Public, State of New York
No. 01GR6318934
Qualified in Monroe County
Commission Expires Feb. 2, 2019

Real Estate Sales Validation Form

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

Grantors' Name: Omar Hadjar
Rachel Hadjar

Mailing Address : 67 Newcroft Park
Rochester, NY 14609

Grantee's Name: Keith Mitchell Barfield
Heather Bell Duncan

Mailing Address: 4630 Lake Valley Drive
Hoover, AL 35244

Property Address: See legal description on Deed



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Date of Transfer: December 24, 2016

Total Purchase Price \$195,000.00

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 |
| x | 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.

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: December 24, 2016

x

Sign


verified by closing agent
F. Wayne Keith Attorney

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