

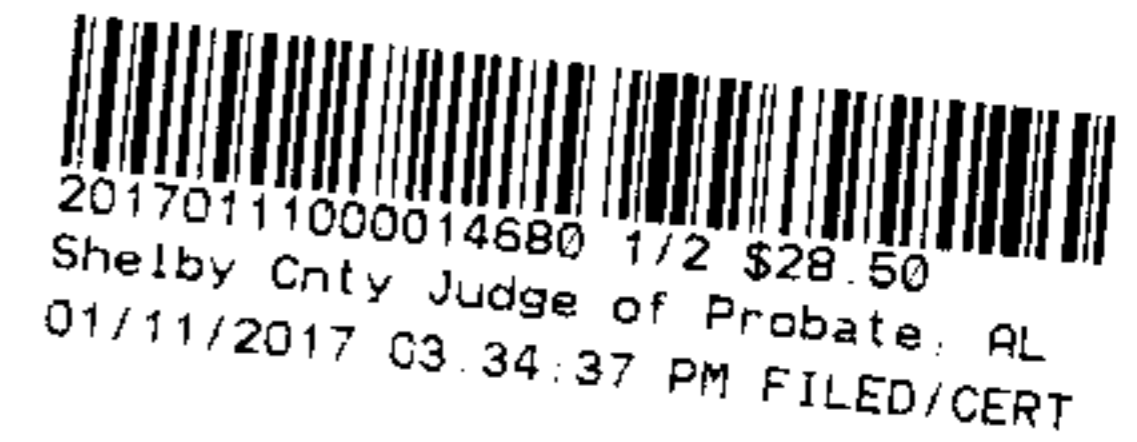
Send tax notice to:  
BENJAMIN IAN SINGLETARY  
2441 Osceola Circle  
Birmingham, AL 35244

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

2016747T

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Nine Thousand and 00/100 Dollars (\$209,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SULMAN MAHDI. **A MARRIED MAN** whose mailing address is: 4882 Wood Springs Ln, Hoover AL 35226 (hereinafter referred to as "Grantors") by BENJAMIN IAN SINGLETARY AND JORDAN SINGLETARY whose property address is: 2441 Osceola Circle, 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:

**All that certain parcel of land situated in County of Shelby, State of Alabama, being known and designated as Lot 16, in Block 5, according to the Map of Indian Valley, 6th Sector, as recorded in Map Book 5, Page 118, 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. Subject to all matters as set forth as shown on the plat as recorded in Map Book 5, Page 118 of the Probate Records of Shelby County, Alabama.
3. 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 the Public Records


**\$198,550.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

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.

Shelby County, AL 01/11/2017  
State of Alabama  
Deed Tax: \$10.50

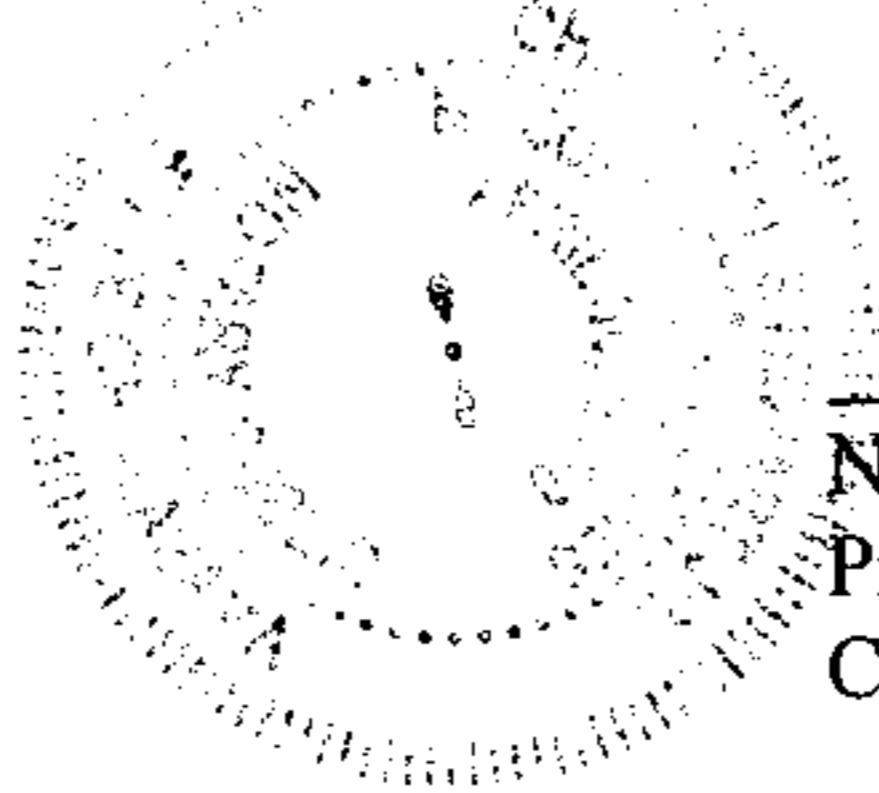
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 20th day of December, 2016.

  
\_\_\_\_\_  
SULMAN MAHDI

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that SULMAN MAHDI 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 20th day of December, 2016.



  
\_\_\_\_\_  
Notary Public

Print Name:

Commission Expires:

*Charles D Stewart*  
*8/30/20*



20170111000014680 2/2 \$28.50  
Shelby Cnty Judge of Probate, AL  
01/11/2017 03:34:37 PM FILED/CERT