

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:

Zeyad Shunnarah

Mona Shunnarah

2317 Altadena Crest Dr.
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY SIX THOUSAND FIVE HUNDRED and 00/100 Dollars (\$156,500.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Kathryn S. Ferlisi and Joseph A. Ferlisi, wife and husband, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Zeyad Shunnarah and Mona Shunnarah, husband and wife, (herein referred to as GRANTEES), 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 to-wit:

See Attached Exhibit "A" Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

\$125,500.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.



Subject property does not constitute the homestead of the Grantors

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their 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, I hereunto set my hand and seal on this the 8 day of March, 2017.

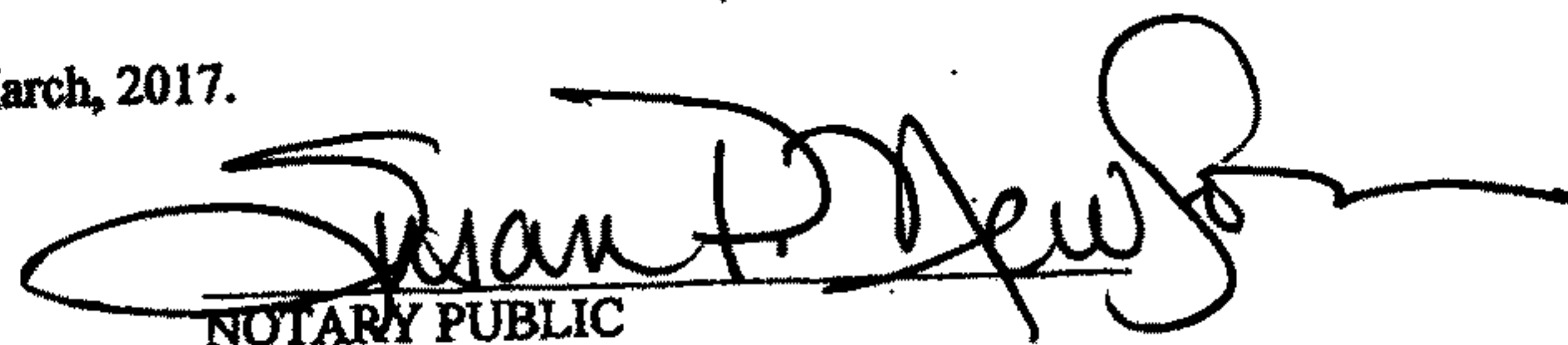
Shelby County, AL 03/17/2017
State of Alabama
Deed Tax: \$31.00


Kathryn S. Ferlisi

Joseph A. Ferlisi

STATE OF ALABAMA)
COUNTY OF Baldwin)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kathryn S. Ferlisi and Joseph A. Ferlisi, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day 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, this 8 day of March, 2017.


NOTARY PUBLIC

My Commission Expires _____ My Commission Expires: 09/25/2018




20170317000091400 1/3 \$52.00
Shelby Cnty Judge of Probate, AL
03/17/2017 04:21:45 PM FILED/CERT

EXHIBIT "A"

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF SHELBY AND STATE OF ALABAMA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PARTS OF LOTS 4, 5, 6, 7 & 8, BLOCK 6, SQUIRE'S MAP OF HELENA, AS RECORDED IN MAP BOOK 3, PAGE 121, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 6, BEING THE POINT OF BEGINNING; THENCE N 90 DEGREES W, 178.00 FEET; THENCE N 2 DEGREES 32'57" W, 68.00 FEET; THENCE N 90 DEGREES W, 187.20 FEET; THENCE N 18 DEGREES 56'47" W, 281.48 FEET; THENCE S 78 DEGREES 07'37" E, 433.75 FEET; THENCE S 83 DEGREES 31'19" W, 52.59 FEET; THENCE S 83 DEGREES 31'19" W, 117.35 FEET; THENCE S 2 DEGREES 32'57" E, 64.00 FEET; THENCE N 81 DEGREES 32'37" E, 131.48 FEET; THENCE S 78 DEGREES 11'43" E, 65.00 FEET TO THE EAST SIDE OF BLOCK 6; THENCE S 2 DEGREES 32'57" E, 178.00 FEET TO THE POINT OF BEGINNING.


20170317000091400 2/3 \$52.00
Shelby Cnty Judge of Probate, AL
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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

Grantor's Name Kathryn S. Ferlisi
Mailing Address 207 Fels Avenue
Fairhope, AL 36532

Grantee's Name Zeyad Shunnarah
Mailing Address Mona Shunnarah
2317 Altadena Crest Dr
Birmingham, AL 35242

Property Address 777 + 779 2nd St
Helena, AL 35080

Date of Sale 3-9-17
Total Purchase Price \$ 156,500
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 reference 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 3-9-17

Print Gregory D. Harrelson

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20170317000091400 3/3 \$52.00
Shelby Cnty Judge of Probate, AL
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Form R1