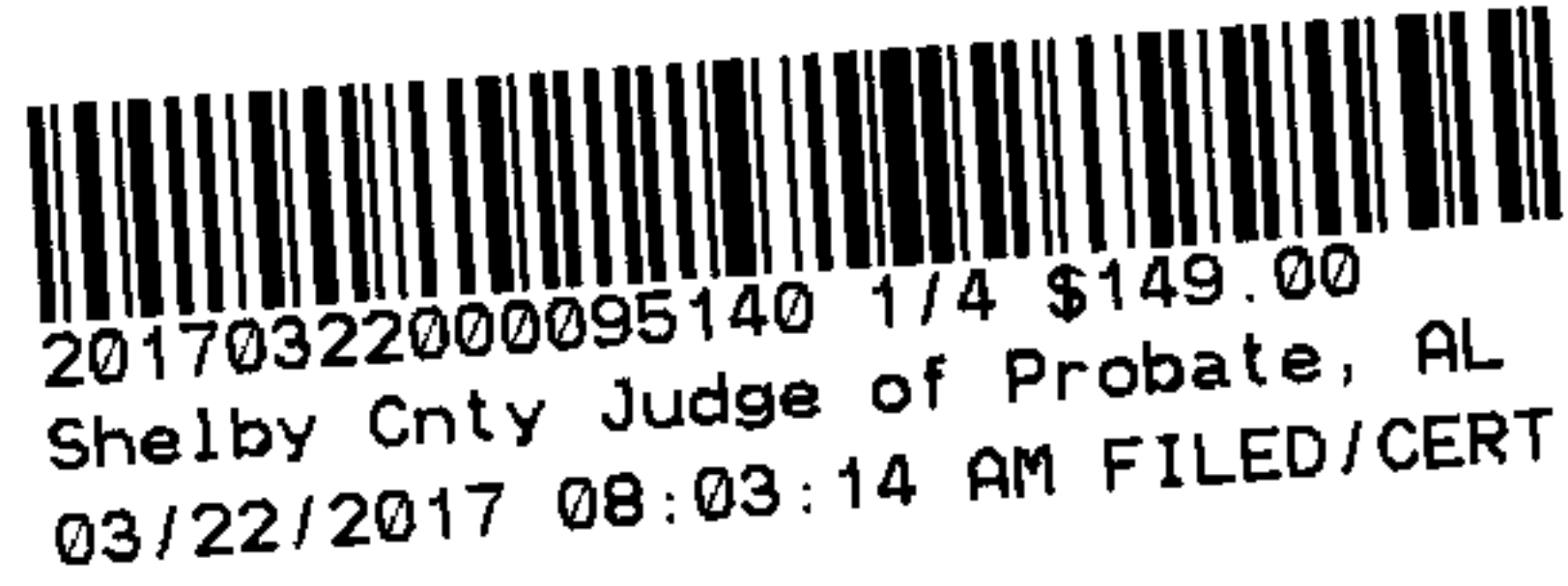




SEND TAX NOTICES TO:

Amin I. Issa
5230 Cottage Circle
Hoover, Alabama, 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00); assumption of the Mortgage, Assignment of Rents and Leases and Security Agreement from Grantor, Parvez Issa, and Sohail Issa, to MOORE OIL CO., L.L.C. (also known as MOORE OIL COMPANY, LLC) and MOORE OIL CO., INC., recorded on February 16, 2004 in the Office of the Judge of Probate for Shelby County, Alabama as Instrument No. 20040216000078270 (the "2004 Mortgage") and the Mortgage, Assignment of Rents and Leases and Security Agreement dated November 12, 2014, from Grantor and Amin I. Issa to MOORE OIL CO., L.L.C. (also known as MOORE OIL COMPANY, LLC) and MOORE OIL CO., INC. as Mortgagee, recorded on November 11, 2014 in the Office of the Judge of Probate for Shelby County, Alabama as Instrument No. 20141114000360000; and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **ROSHAN ISSA**, a ~~married~~ married person (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **NASREEN AMIN ISSA** (herein referred to as "Grantee") ^{her} ~~his~~ rights to the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

Following this conveyance, the property described on Exhibit "A" will be jointly owned by AMIN I. ISSA and NASREEN AMIN ISSA

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 14th day of February, 2017.

Roshan Issa L.S.
ROSHAN ISSA (Individually)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ROSHAN ISSA**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14th day of February, 2017.

Judy K. Griffith
NOTARY PUBLIC

My Commission Expires: 6/23/18

THIS INSTRUMENT PREPARED (WITHOUT THE
BENEFIT OF TITLE EXAMINATION) BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Stephanie J. Gossett
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600


20170322000095140 2/4 \$149.00
Shelby Cnty Judge of Probate, AL
03/22/2017 08:03:14 AM FILED/CERT

EXHIBIT "A"

Lot 4-A, according to the survey of Oak Mountain Commerce Place, as recorded in Map Book 18, page 58, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the following non-exclusive easement, being 24 feet in width, for ingress and egress, to and from the property across Lot 4, Oak Mountain Commerce Place, as recorded in Map Book 18, page 58, in the Probate Office of Shelby County, Alabama, as such easement is more particularly described as follows:

A strip of land located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the Northwestern corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence in an easterly direction along the Northerly line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 1228.08 feet to the intersection with the Westerly right of way line of U.S. Highway 31 South; thence $95^{\circ}55'44''$ right in a Southerly direction along said right of way line a distance of 780.00 feet to the Northeast corner of Lot 4, Oak Mountain Commerce Place, recorded in Map Book 18, page 58, Instrument 1994/11733 in the Probate Office of Shelby County, Alabama; thence 90° right in a Northwesternly direction along the Northerly line of said Lot 4, a distance of 157.20 feet to the point of beginning and the centerline of a 24 foot Access Easement, said easement lying 12 feet on each side of and perpendicular to said centerline; thence 90° left in a Southwesterly direction, a distance of 163.99 feet to the Southerly line of said Lot 4 and the end of herein described easement.

Also, a non-exclusive easement for ingress and egress to the property from U.S. Highway 31 South over and across the strip of land being approximately 50 feet in length which is adjacent to and south of the property.

Also, a non-exclusive easement for ingress and egress to the property by means of the easement described in paragraph 1 above from U.S. Highway 31 South, over and across the main entrance to Oak Mountain Commerce Place Shopping Center, which is located adjacent to and directly north of Lot 3, Oak Mountain Commerce Place.

SUBJECT TO: i) taxes and assessments for the year 2017, a lien but not yet payable; ii) easements recorded in Instrument 1994/16545 and 1993/40397; iii) protective covenants recorded in Instrument 1994/14608 and 1994/16542; iv) transmission line permit to Alabama Power Company recorded as Instrument 1994/3243 and in Deed Book 194, page 63, Deed Book 181, page 228, and Deed Book 112, page 258; v) amendment to restrictions or covenants recorded in Instrument 1997/15775; vi) 10 foot waterline easement on east as shown by recorded map; and vii) coal, oil, gas and mineral and mining rights which are not owned by Grantor; vii) Mortgage, Assignment of Rents and Leases and Security Agreement to MOORE OIL CO., L.L.C. (also known as MOORE OIL COMPANY, LLC) and MOORE OIL CO., INC. recorded on February 16, 2004 in the Office of the Judge of Probate for Shelby County, Alabama as Instrument No. 20040216000078270; viii) Mortgage, Assignment of Rents and Leases and Security Agreement to MOORE OIL CO., L.L.C. (also known as MOORE OIL COMPANY, LLC) and MOORE OIL CO., INC. as Mortgagee recorded on November 11, 2014 in the Office of the Judge of Probate for Shelby County, Alabama as Instrument No. 20141114000360000.

20170322000095140 3/4 \$149.00
Shelby Cnty Judge of Probate, AL
03/22/2017 08:03:14 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name ROSHAN ISSA
Mailing Address 2727 Oxmoor Glen Dr
Birmingham, AL 35211

Grantee's Name NASREEN AMIN ISSA
Mailing Address 5230 Cottage Circle
Hoover, Alabama 35226

Property Address _____

Date of Sale 02/14/2017
Total Purchase Price \$ 125,000.00



20170322000095140 4/4 \$149.00
Shelby Cnty Judge of Probate, AL
03/22/2017 08:03:14 AM FILED/CERT

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
☒ 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 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 2/14/2017

Print Roshan Issa

☐ Unattested
(verified by)

Sign Roshan Issa
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1