

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
2317 Altadena Crest Dr
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of **SIXTY TWO THOUSAND and 00/100 Dollars (\$62,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the **Alabama River Region Conference Trustees of the Ninth Episcopal District of The African Methodist Episcopal Church, Incorporated, the successor in interest of the A. M. E. Church**, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Zeyad Shunnarah, a married man**, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"


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.**

\$50,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

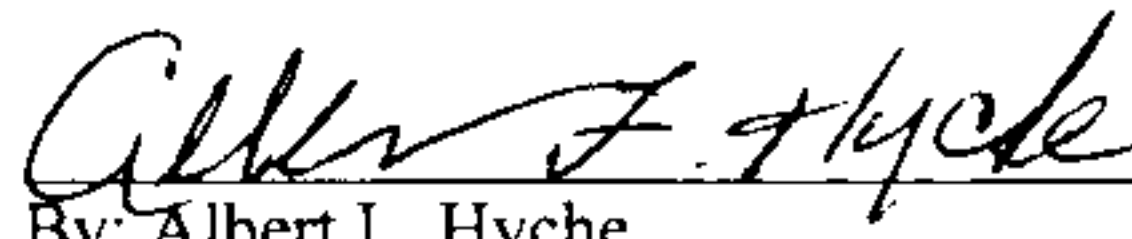
TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor by the undersigned who is authorized to execute this conveyance, has hereunto set his/her hand and seal this the 28th day of April, 2017.


20170516000169980 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
05/16/2017 12:56:06 PM FILED/CERT

Shelby County, AL 05/16/2017
State of Alabama
Deed Tax: \$12.00

Alabama River Region Conference Trustees
of the Ninth Episcopal District of The African
Methodist Episcopal Church, Incorporated


By: Albert L. Hyche
Its: Conference Trustee / Presiding Elder

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Albert L. Hyche, whose name as Conference Trustee / Presiding Elder, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Conference Trustee / Presiding Elder and with full authority executed the same voluntarily for and as the act of said Alabama River Region Conference Trustees of the Ninth Episcopal District of The African Methodist Episcopal Church, Incorporated on the day the same bears date.

Given under my hand, this 28th day of April, 2017.

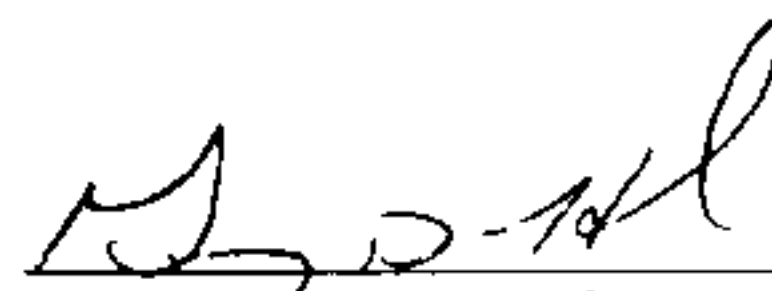

NOTARY PUBLIC
My Commission Expires: 8-25-19

EXHIBIT "A"

Legal Description:

Commence at the SW corner of the NE 1/4 of the NW 1/4, Section 15, Township 20 South, Range 3 West, Town of Helena, Shelby County, Alabama, and run Northerly along the West line of said quarter-quarter a distance of 65.15 feet to the point of beginning of the property being described; thence continue along last course a distance of 140.0 feet to a point; thence turn an angle of 88 degrees 49 minutes 15 seconds to the right and run Easterly a distance of 231.0 feet to a point on the West line of a public road; thence turn an angle of 66 degrees 43 minutes 30 seconds to the right and run Southeasterly along the said right of way line of said public road a distance of 72.33 to a point on the West right of way line of Shelby County Highway No. 261; thence turn an angle of 29 degrees 03 minutes 50 seconds to the right and run Southerly along said right of way line a distance of 73.90 feet to a point; thence turn an angle of 84 degrees 12 minutes 40 seconds to the right and run Westerly a distance of 255.01 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., Reg. No. 9049, dated October 17, 1985.



20170516000169980 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
05/16/2017 12:56:06 PM 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 African Methodist
Mailing Address Episcopal Church
P.O. Box 170096
Birmingham, AL 35217

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

Property Address See Exhibit A
Attached to Deed
3616 Hwy 261
Helena, AL 35086

Date of Sale 4-28-17
Total Purchase Price \$ 62,000.00
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 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 4-28-17

Print Greg Hargelson

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20170516000169980 3/3 \$33.00
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