

Prepared by:
Sandy Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

20170925000347660
09/25/2017 11:37:16 AM
DEEDS 1/2

Send Tax Notice To:
Tomas Flores
6028 Cruce Road
Adamsville, AL 35005

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00), the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Samer Hamid, a married man, whose mailing address is:

1841 Brookview Lane, Hoover, AL 35216

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Tomas Flores, whose mailing address is:

6028 Cruce Road, Adamsville, AL 35005

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 3420 Pelham Pkwy., Pelham, AL 35124** to-wit:

A parcel of land in the NW 1/4 of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of said Section 25, Thence run East along the North section line 583.37 feet, thence turn right 80 degrees 45'00" and run Southerly 39.16 feet to the point of beginning; thence continue last course 92.23 feet; thence turn left 88 degrees 00'03" and run Easterly 192.38 feet to a point on the Westerly right of way of U.S. Highway #31; thence turn left 99 degrees 41'06" and run Northerly 106.00 feet along said right of way; thence turn left 84 degrees 16'41" and run Westerly 178.19 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.


\$0.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

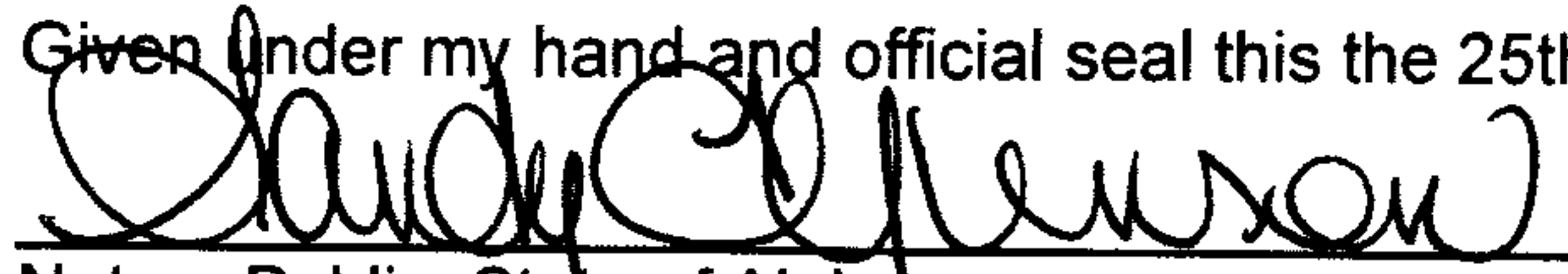
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 25th day of September, 2017.

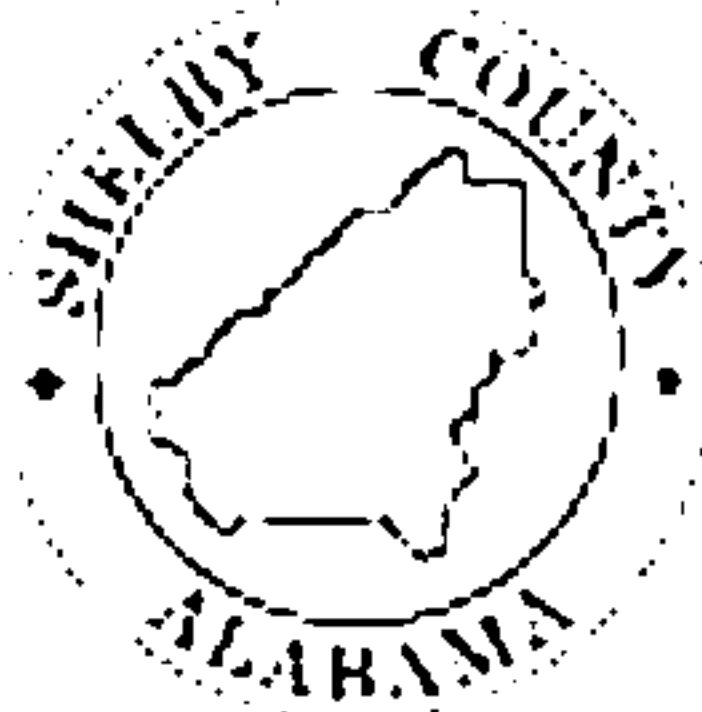
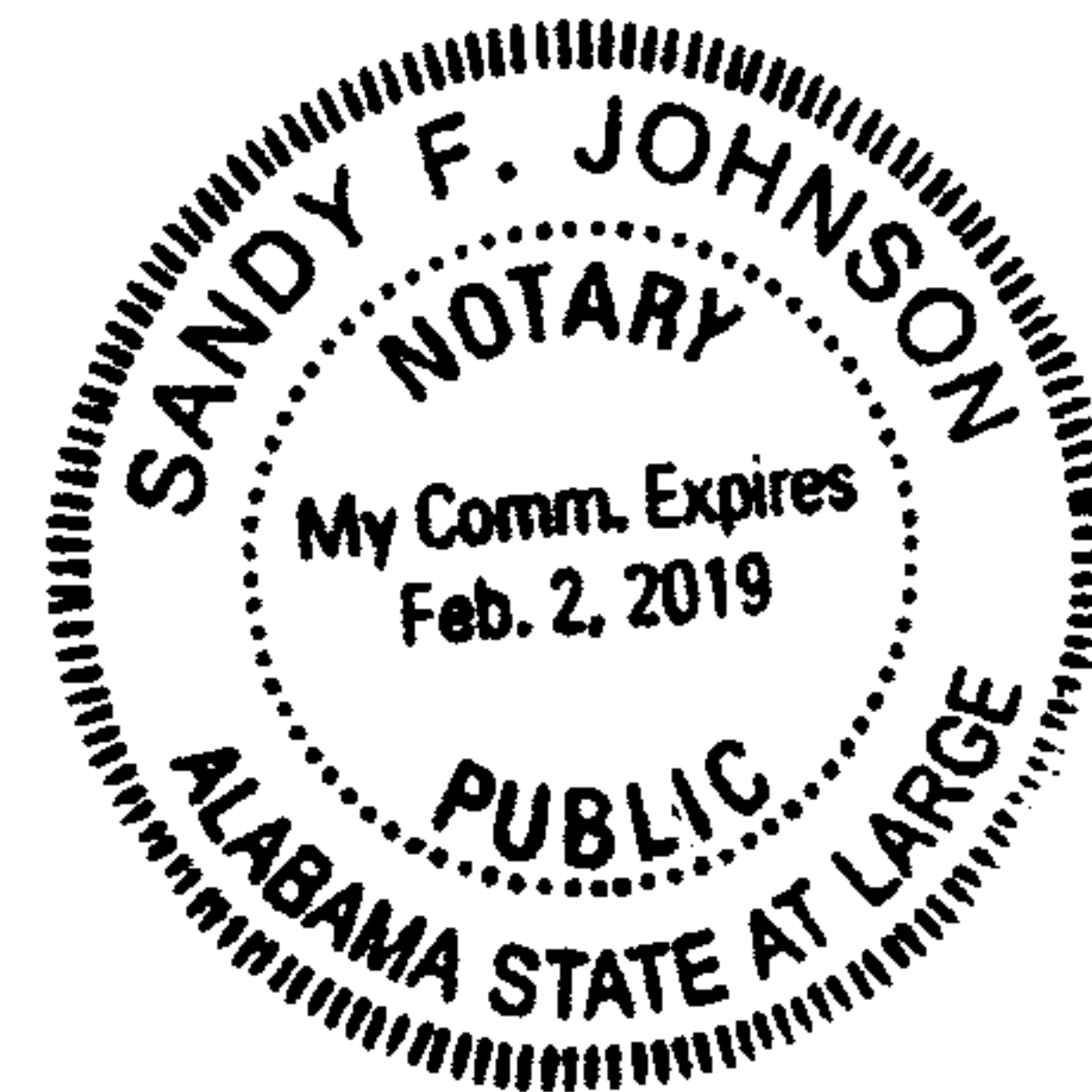

Samer Hamid

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Samer Hamid, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given Under my hand and official seal this the 25th day of September, 2017.


Notary Public, State of Alabama
Sandy Johnson
Printed Name of Notary
My Commission Expires: February 02, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/25/2017 11:37:16 AM
\$193.00 DEBBIE
20170925000347660

