

20180108000008150

01/08/2018 03:23:26 PM

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

DEEDS 1/3

Send Tax Notice to:
Rima Al-Hunaidi
50 Mission Hills Road
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **BM PROPERTIES, LLC, an Alabama limited liability company, by its Managing Members, Brett Josephson and Michael Ferguson** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **RIMA AL-HUNAI**DI (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 3, according to the Survey of Mission Hills Road Subdivision, as recorded in Map Book 25, Page 139, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$225,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his/her heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantee, and with his/her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his/her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 5th day of January, 2018.



BM PROPERTIES, LLC
by its Managing Member, Brett Josephson

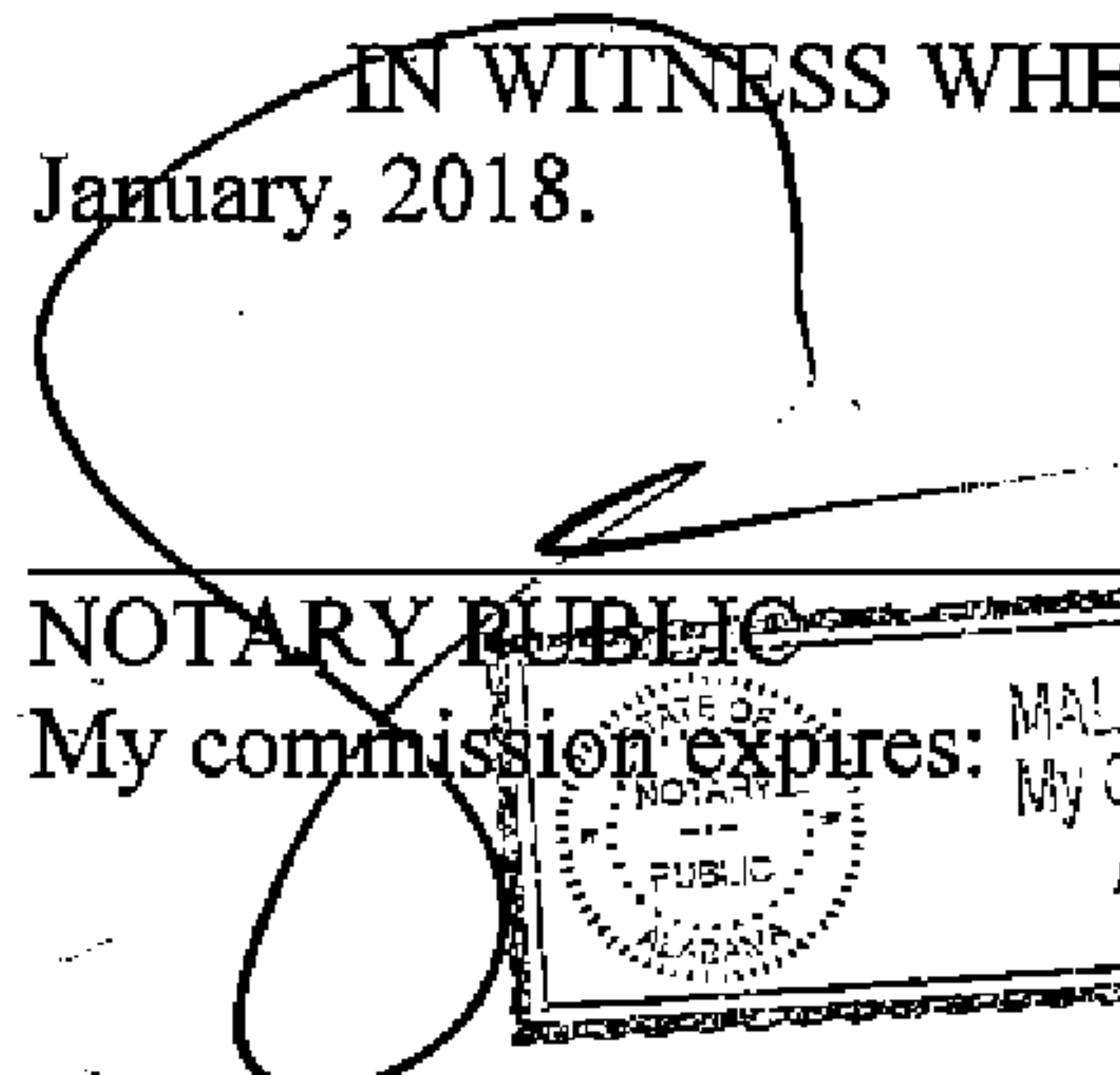


BM PROPERTIES, LLC
by its Managing Member, Michael Ferguson

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **BRETT JOSEPHSON and MICHAEL FERGUSON, Managing Members of BM PROPERTIES, LLC**, an Alabama limited liability company, 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 instrument, they, as such Managing Members, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of January, 2018.



NOTARY PUBLIC
My commission expires: MALCOLM S. MCLEOD
August 15, 2018

Real Estate Sales Validation Form

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

Grantor's Name BM PROPERTIES, LLC

Grantee's Name RIMA AL-HUNAI

Mailing Address 1225 VILLAGE TRAIL
CALERA, AL 35040

Mailing Address 1964 ARBOR CT
HOOVER, AL 35244

Property Address 50 MISSION HILLS ROAD
ALABASTER, AL 35007

Date of Sale January 5, 2018

Total Purchase Price \$225,000.00

or

Actual Value \$ _____

2018010800008150 01/08/2018 03:23:26 PM DEEDS 3/3 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 January 5, 2018

Print Malcolm S. McLeod

☐ Unattested

(Signature) Sign (Signature)
(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/08/2018 03:23:26 PM
\$246.00 CHERRY
2018010800008150

(Signature)