

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
John K Sahawneh
2333 Altadena Crest Drive
Birmingham, AL 35242

20180202000035280
02/02/2018 09:06:58 AM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$326,300.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Hubert K. James, Jr. a/k/a Rusty James and Susan James, a married couple, Hubert K. James, Jr. a/k/a Rusty James is the sole heir at law of Frances E. James, deceased. (the "Grantor", whether one or more), whose mailing address is 1545 Gulf Shores Parkway #11, Gulf Shores, AL 36542, do hereby grant, bargain, sell, and convey unto John K Sahawneh (the "Grantee", whether one or more), whose mailing address is 2333 Altadena Crest Drive, Birmingham, AL 35242, the following-described real estate situated in Shelby County, Alabama, the address of which is 2333 Altadena Crest Drive, Birmingham, AL 35242; to-wit:

Lot 29, according to the Survey of Altadena Woods, Fourth Sector, as recorded in Map Book 10 Page 62, and amended Plat 19, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama


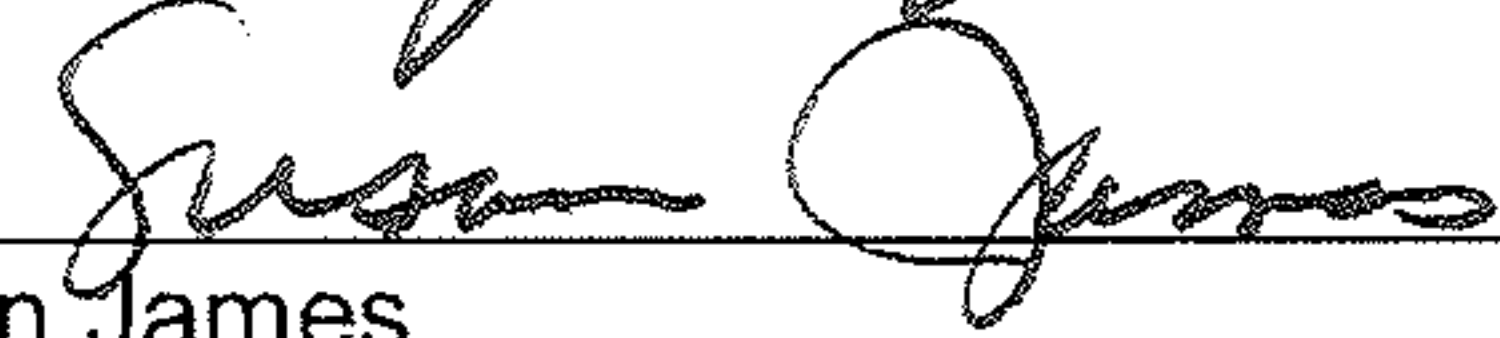
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$170,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Hubert K. James, Jr. a/k/a Rusty James and Susan James, a married couple, Hubert K. James, Jr. a/k/a Rusty James is the sole heir at law of Frances E. James, deceased. , has/have hereunto set his/her/their hand(s) and seal(s) this 31st day of January, 2018.

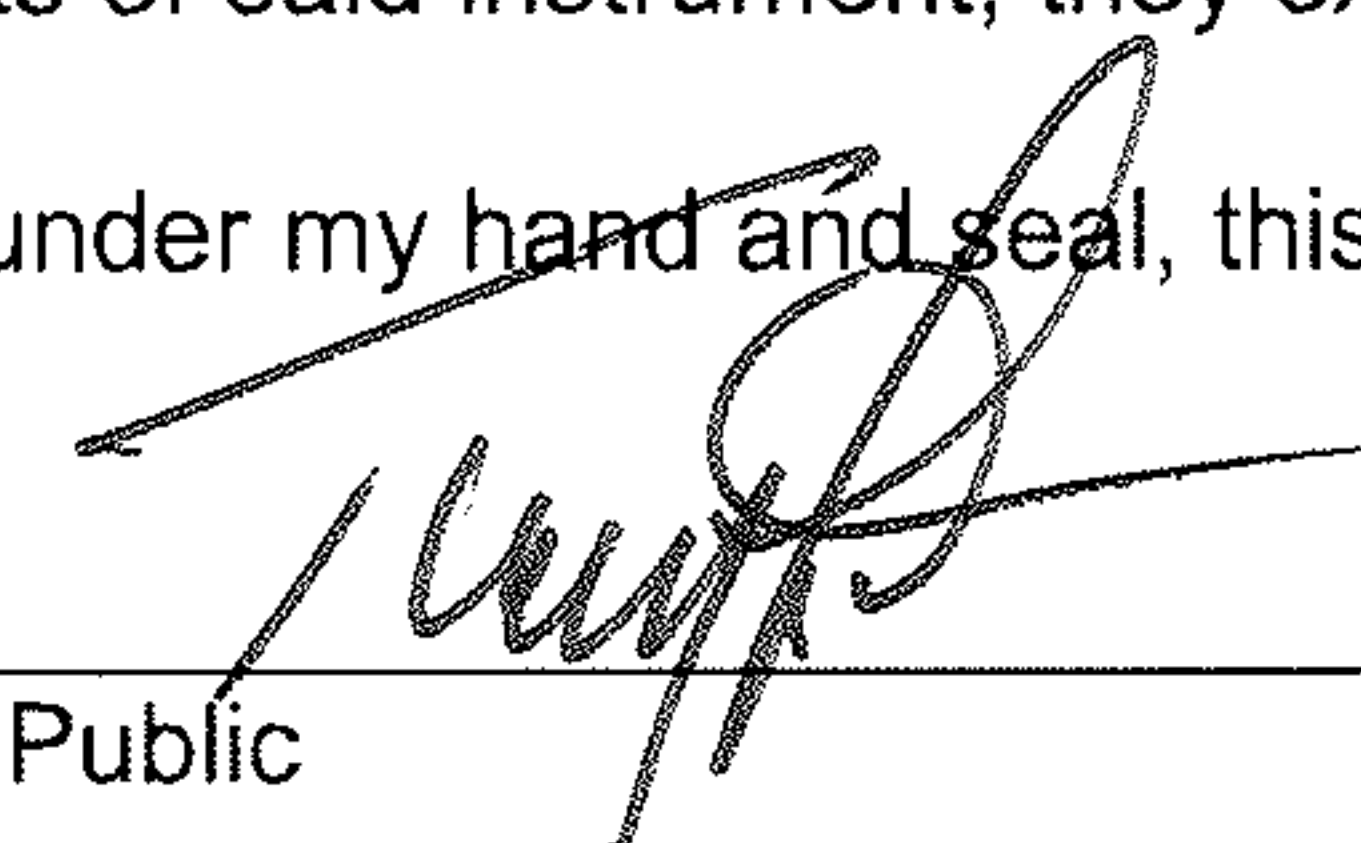

Hubert K. James, Jr.

Susan James

State of Alabama

County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Hubert K. James, Jr. a/k/a Rusty James and Susan James, a married couple , whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 31st of January, 2018.


Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/02/2018 09:06:58 AM
\$174.50 CHERRY
20180202000035280

