

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Jehad AL-Dakka and
Cassandra Jo Clayton
290 Oak Tree Drive
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Thirty Two Thousand and NO/100 Dollars (\$32,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Brenda D. Burnett, a married woman, Yasuhiko Oyama and wife, Audrey M. Oyama, Felix Neil Maxwell, Jr., an unmarried man, Charlotte Brown Walker, a married woman, William W. Walker, IV, a married man, Leslie B. Siegelman, an unmarried man, Salter Properties, LLC, an Alabama limited liability company and Ronald E. Epstein, a married man** (hereinafter collectively referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jehad AL-Dakka and Cassandra Jo Clayton, husband and wife** (hereinafter referred to as GRANTEES), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 West, more particularly described as follows:

From the NW corner of the NW 1/4 of NE 1/4 of Section 29, Township 19 South, Range 1 West, being the Point of Beginning of herein described parcel of land; run thence East along the North boundary of said NW 1/4 of NE 1/4 a distance of 330.00 feet; thence turn 91 deg. 08 min. 44 sec. right and run 264.00 feet; thence turn 88 deg. 51 min. 16 sec. right and run 330.00 feet to a point on the West boundary of aforementioned NW 1/4 of NE 1/4; thence turn 91 deg. 08 min. 44 sec. right and run 264.00 feet to the Point of Beginning of herein described parcel of land; being situated in Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein does not constitute the homestead of any of the grantors nor that of their respective spouses.

This instrument is executed as required by the Articles of Organization and any operational agreement of said limited liability company and same have not been altered or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' successors and assigns, covenants with GRANTEES, and with GRANTEES' heirs, executors, administrators, successors and assigns, that GRANTORS are 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors and assigns, shall warrant and defend the same to said GRANTEES, and GRANTEES' heirs, executors, administrators, successors and assigns, forever against the lawful claims of all persons.

Shelby County, AL 05/22/2018
State of Alabama
Deed Tax: \$32.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTORS have hereunto set his or her hand and seal this the 17th day of April, 2018.

Brenda D. Burnett
Brenda D. Burnett

Yasuhiko Oyama
Yasuhiko Oyama

Charlotte Brown Walker
Charlotte Brown Walker

Leslie B. Siegelman
Leslie B. Siegelman

Felix Neil Maxwell, Jr.
Felix Neil Maxwell, Jr.

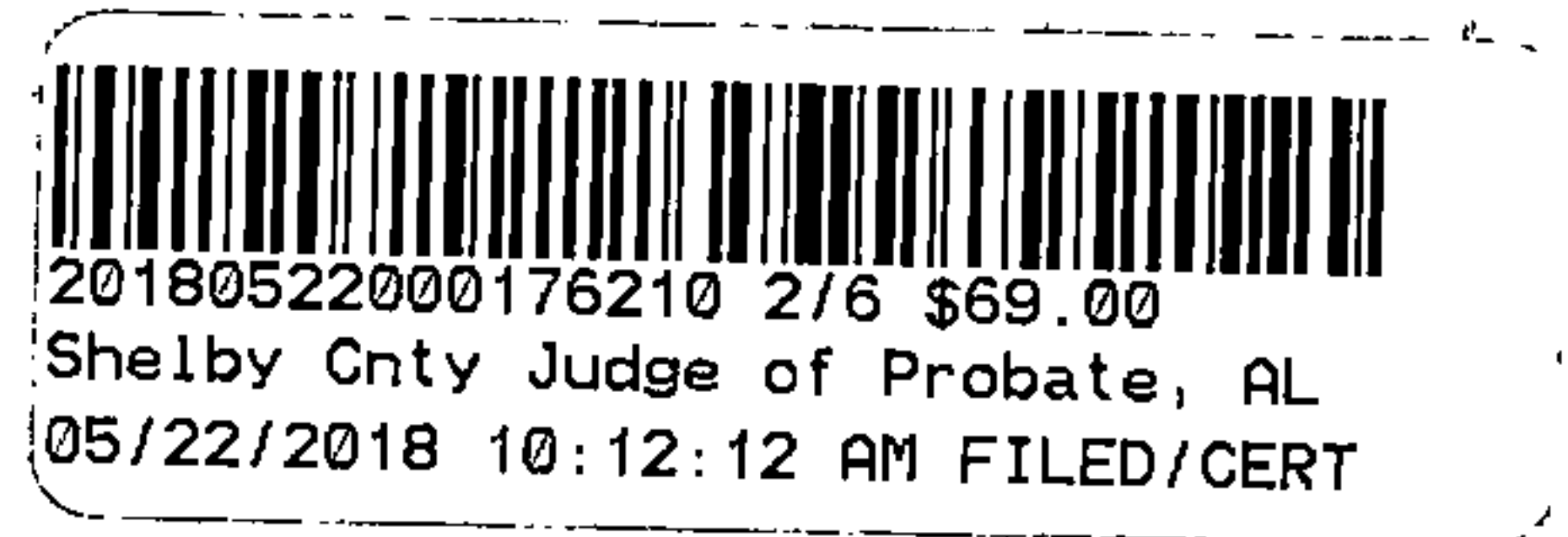
Audrey M. Oyama
Audrey M. Oyama
By: Yasuhiko Oyama, her Attorney-in-Fact

William W. Walker, IV
William W. Walker, IV

Ronald E. Epstein
Ronald E. Epstein

Salter Properties, LLC
an Alabama limited liability company

By: Brian G. Giattina
Brian G. Giattina, Managing Member

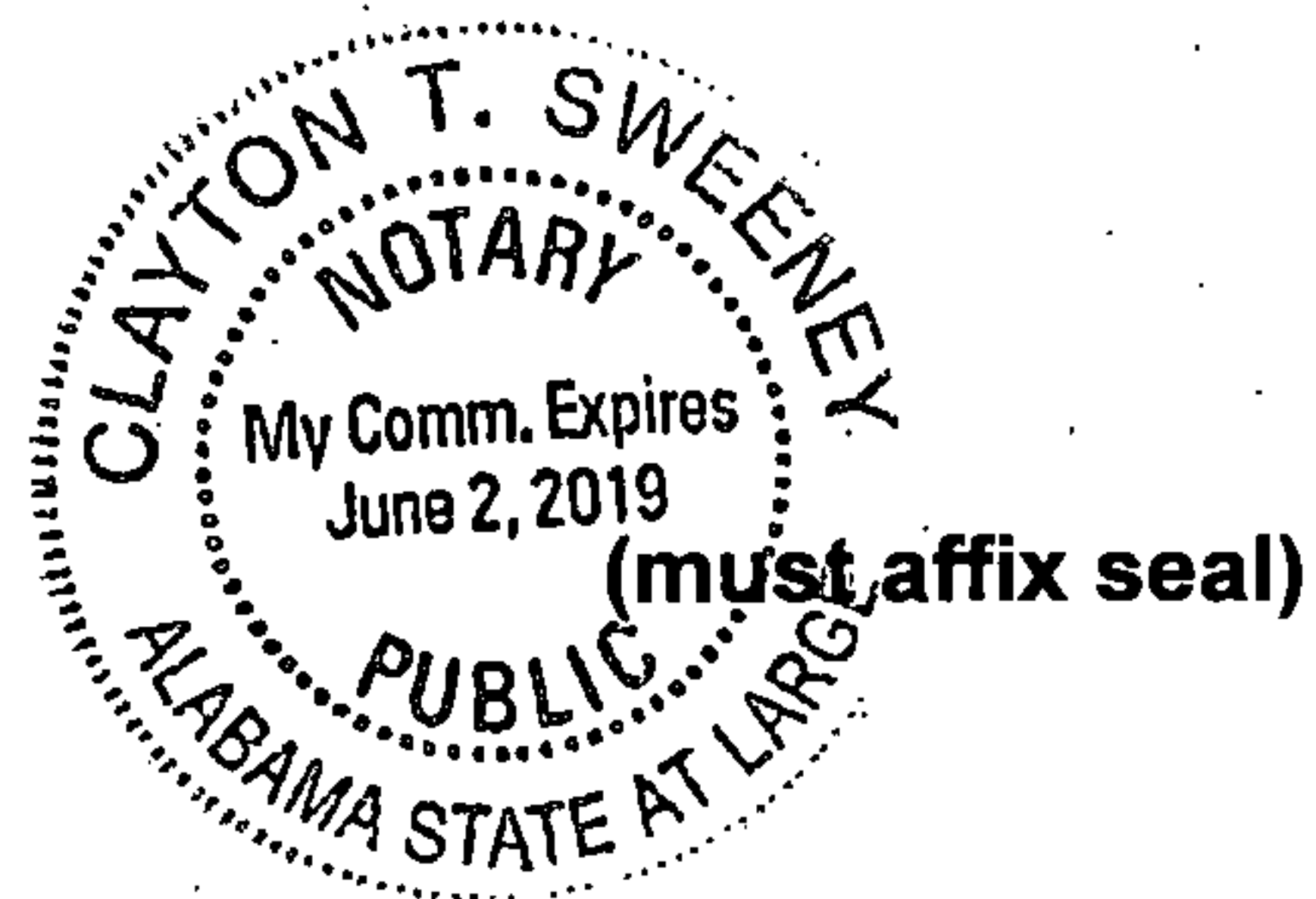


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brenda D. Burnett, a married woman, whose name 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of April, 2018.

Clayton T. Sweeney
NOTARY PUBLIC
My Commission Expires: 6-2-2019

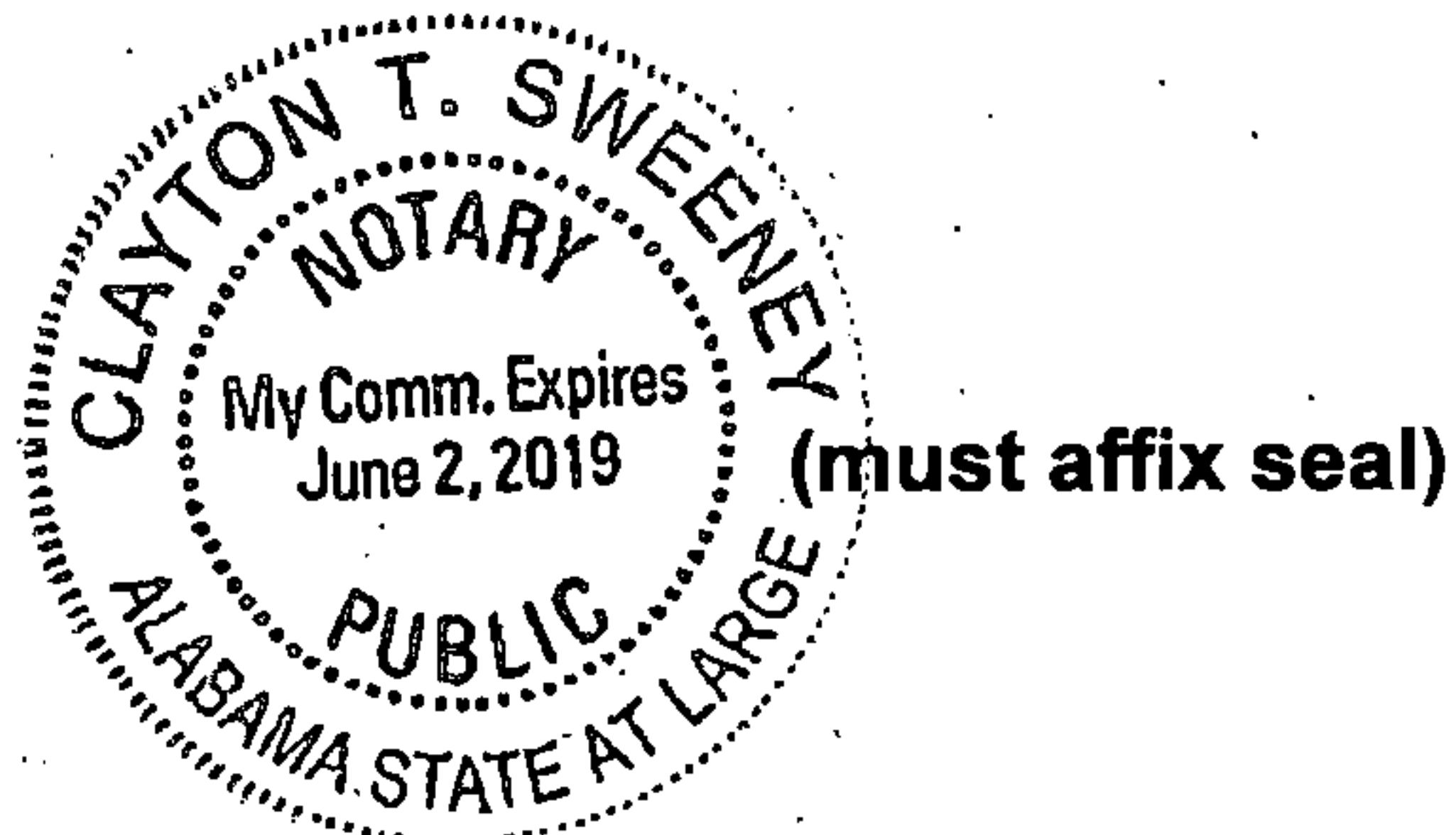


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Felix Neil Maxwell, Jr., an unmarried man, whose name 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of ~~April~~ May, 2018.

Clayton T. Sweeney
NOTARY PUBLIC
My Commission Expires: 6-2-2019

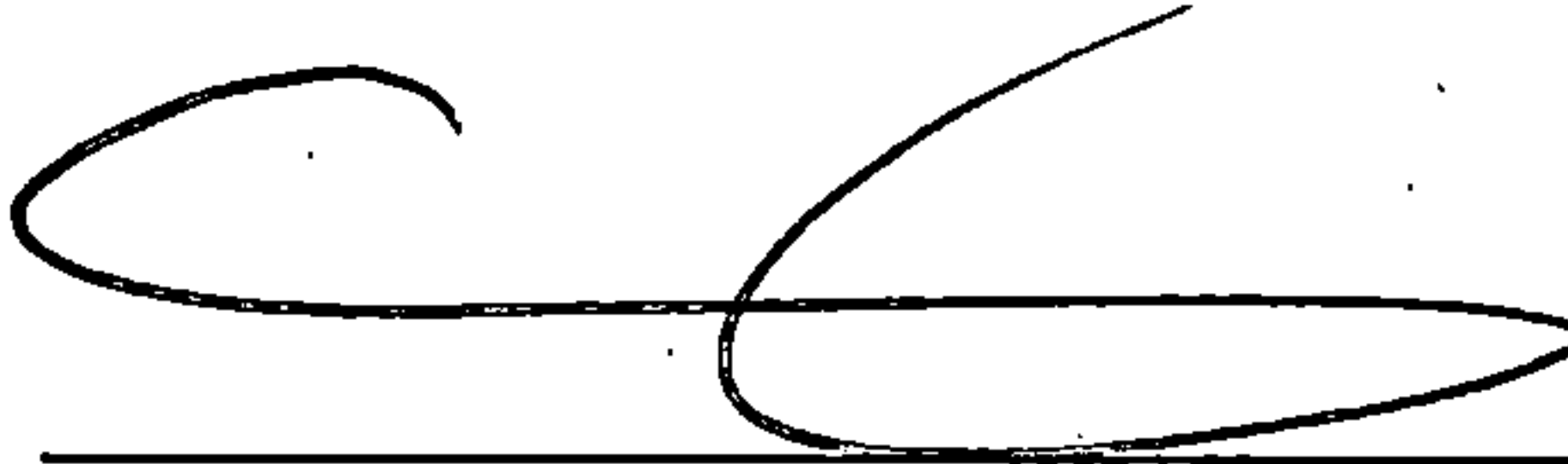


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

20180522000176210 3/6 \$69.00
Shelby Cnty Judge of Probate, AL
05/22/2018 10:12:12 AM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Yasuhiko Oyama, a married man, whose name 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of April, 2018.



NOTARY PUBLIC
My Commission Expires: 6-2-2019



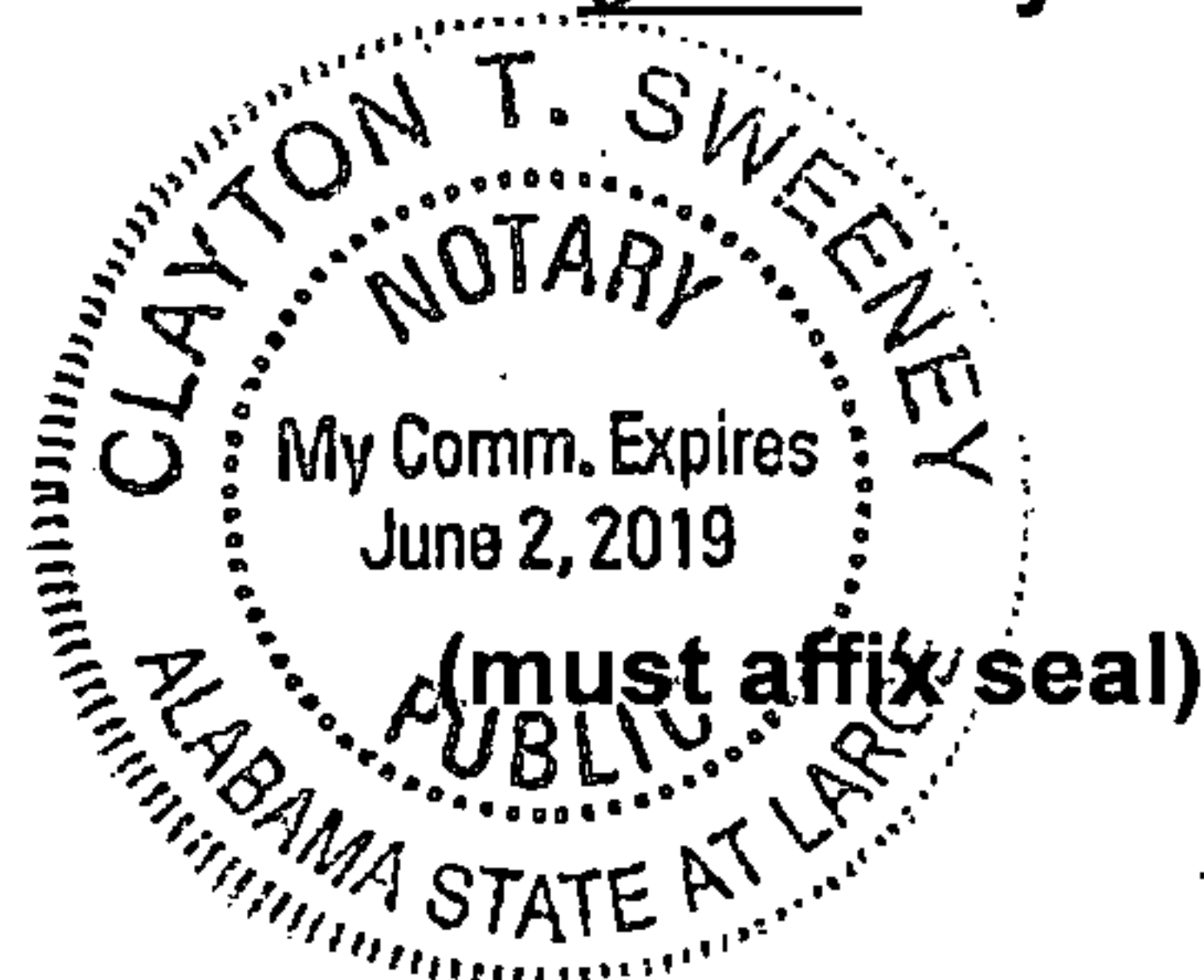
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Yasuhiko Oyama, whose name as Attorney-in-Fact pursuant to that certain Durable General Power of Attorney for Audrey Oyama, a married woman, recorded in Instrument No. _____ 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 Instrument, he, as such attorney-in-fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of April, 2018.



NOTARY PUBLIC
My Commission Expires: 6-2-2019



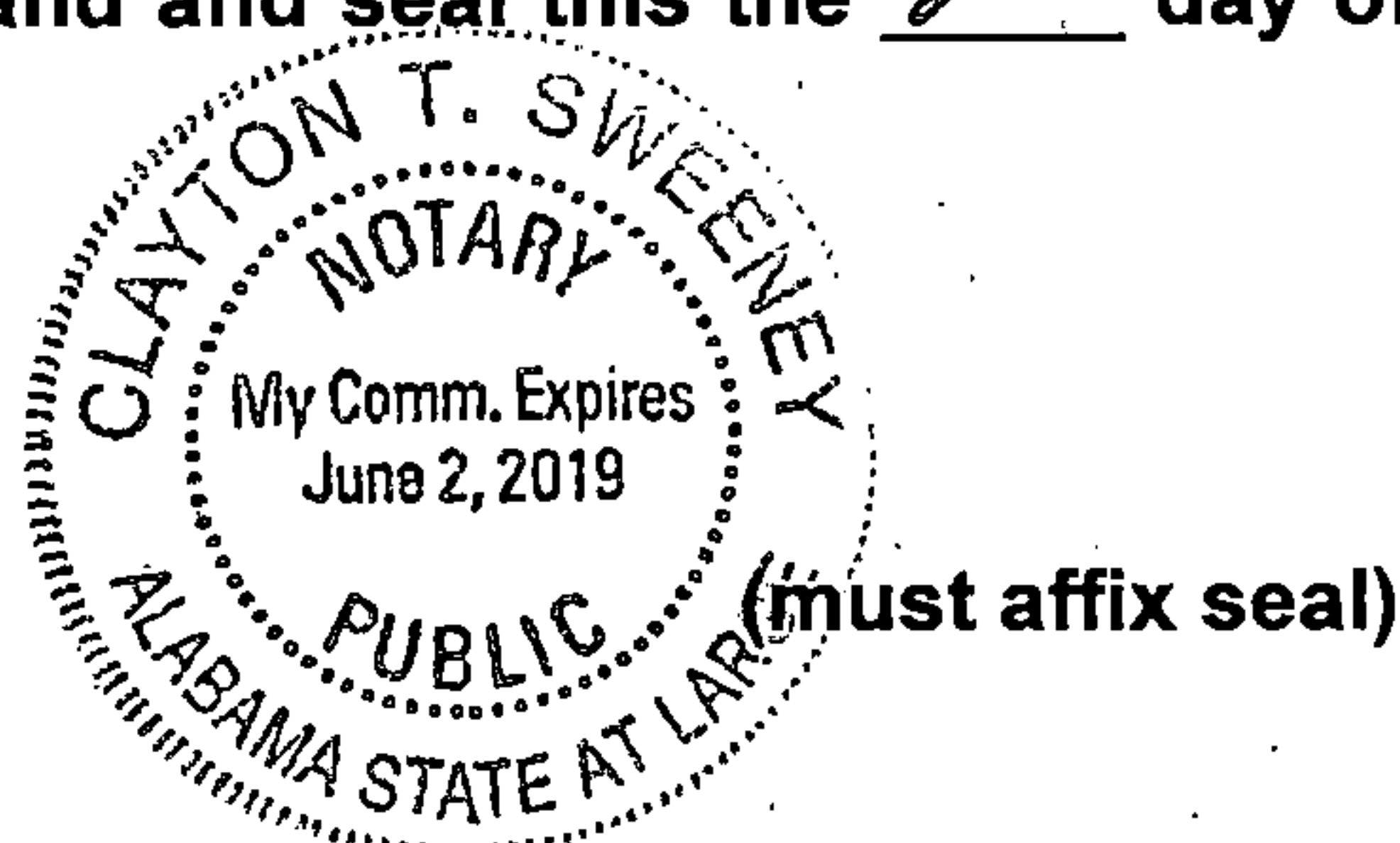
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charlotte Brown Walker, a married woman, whose name 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of May, 2018.



NOTARY PUBLIC
My Commission Expires: 6-2-2019



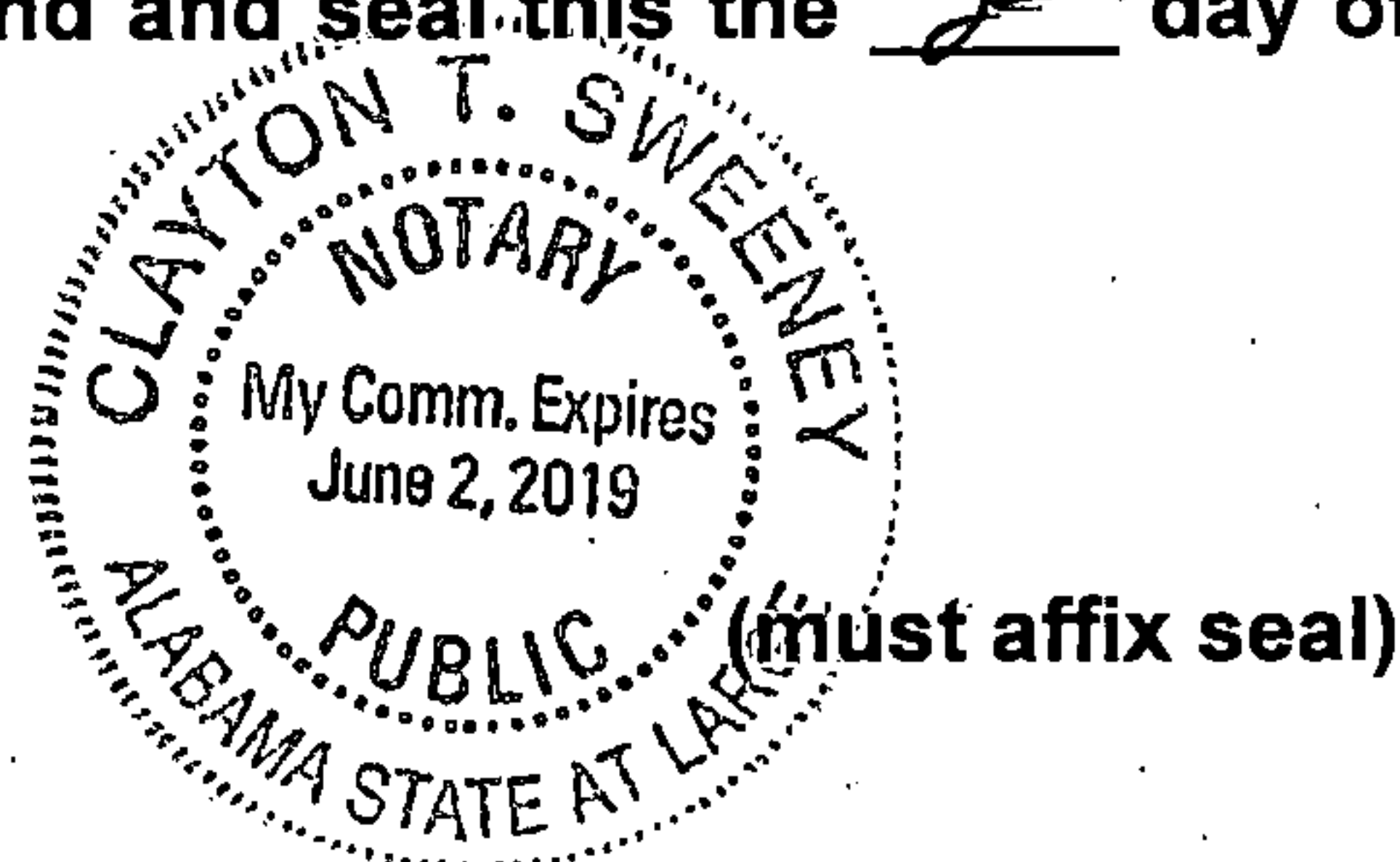
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William M. Walker, IV, a married man, whose name 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of May, 2018.



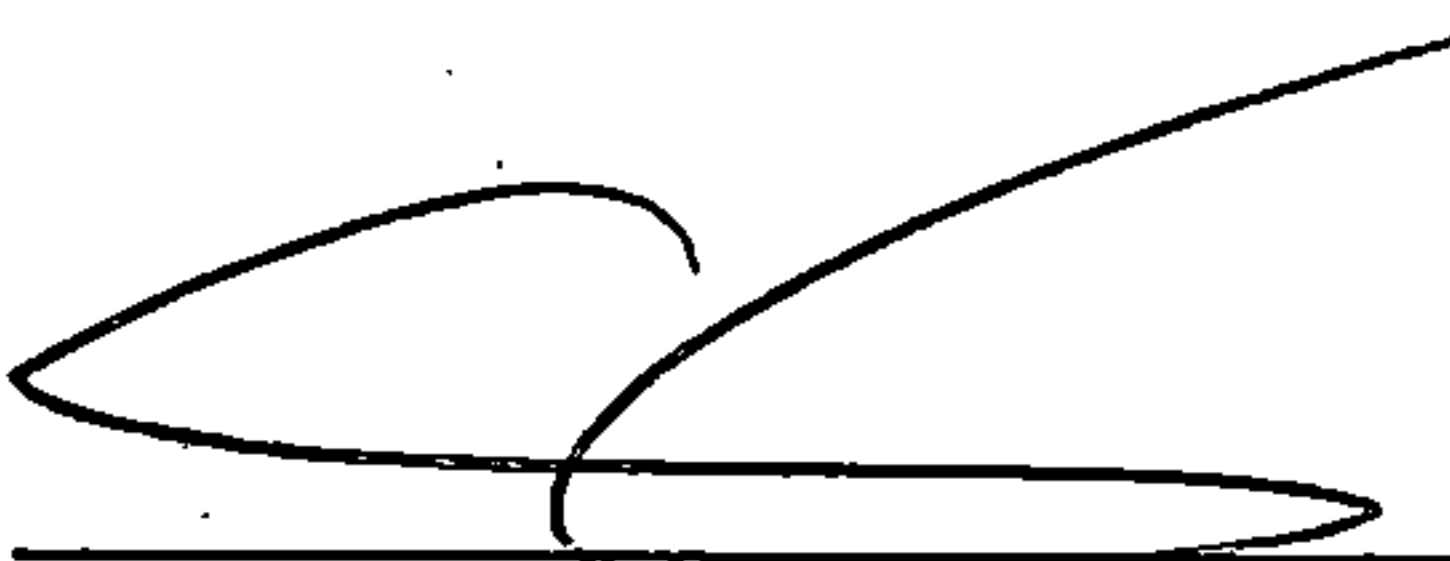
NOTARY PUBLIC
My Commission Expires: 6-2-2019



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Leslie B. Siegelman, an unmarried man, whose name 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of April, 2018.



NOTARY PUBLIC
My Commission Expires: 6-2-2019



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ronald E. Epstein, a married man, whose name 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of April, 2018.



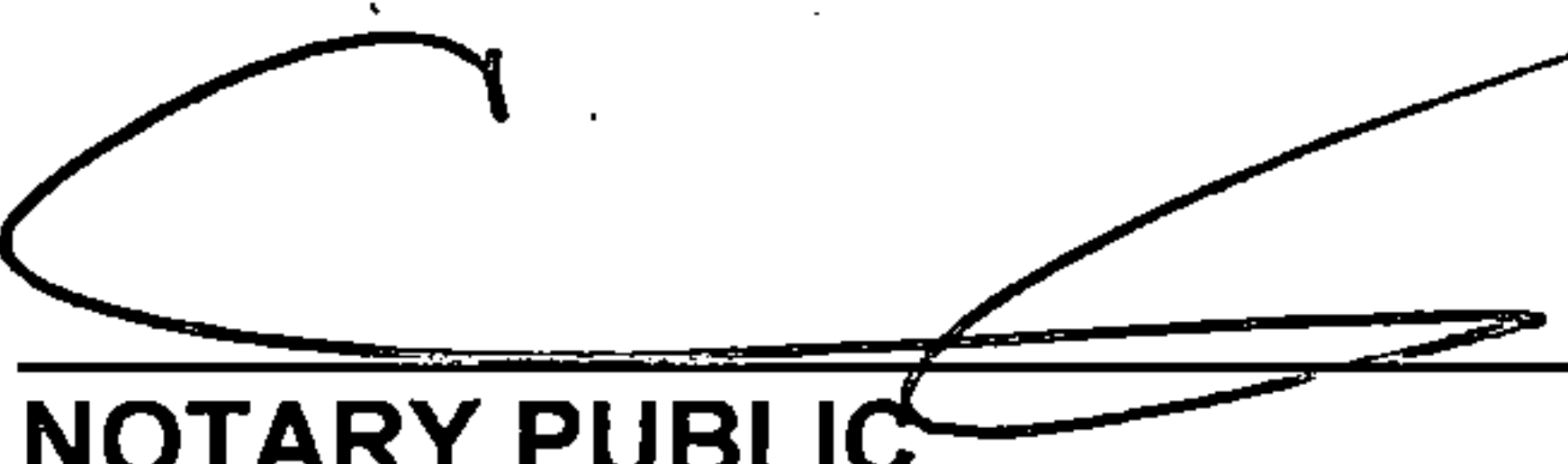
NOTARY PUBLIC
My Commission Expires: 6-2-2019



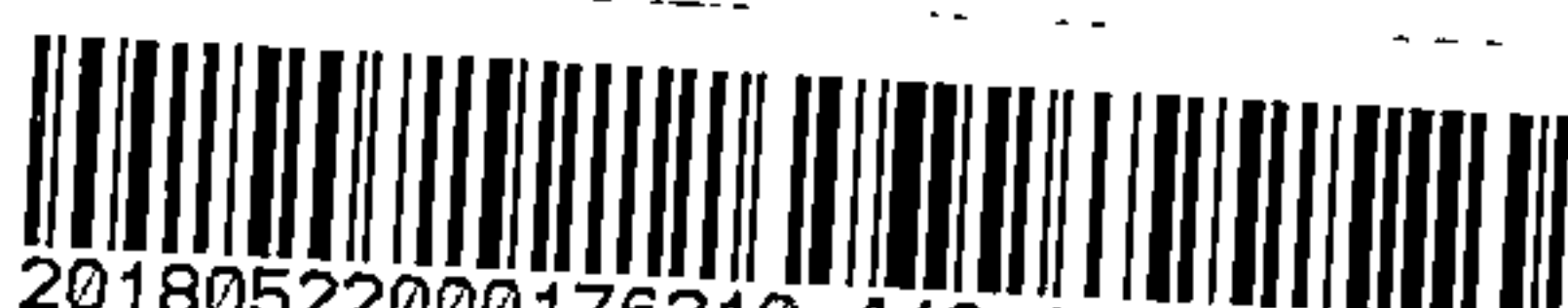
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brian G. Giattina, whose name as Managing Member of Salter Properties, LLC, an Alabama limited liability company, 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 Instrument, he, in his capacity as such Managing Member, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of April, 2018.



NOTARY PUBLIC
My Commission Expires: 6-2-2019



20180522000176210 4/6 \$69.00
Shelby Cnty Judge of Probate, AL
05/22/2018 10:12:12 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	Brenda D. Burnett, Yasuhiko Oyama, Audrey M. Oyama, Felix Neil Maxwell, Jr., Charlotte Brown Walker, William W. Walker, IV, Leslie B. Siegleman, Salter Properties, LLC and Ronald E. Epstein	Grantee's Name	Jehad AL-Dakka and Cassandra Jo Clayton
Mailing Address	See Attached	Mailing Address	290 Oak Tree Drive Chelsea, AL 35043
Property Address	2 acres metes and bounds Oak Tree Drive, Chelsea, AL 35043	Date of Sale	May 815 2018
		Total Purchase Price	\$ 32,000.00
		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)

- | | |
|---|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – property tax redemption |
| <input checked="" type="checkbox"/> 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 5-15-18

Print Clayton T. Sweeney, Attorney

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) Circle one



20180522000176210 5/6 \$69.00
Shelby Cnty Judge of Probate, AL
05/22/2018 10:12:12 AM FILED/CERT

Supplement to Form RT-1

Grantor's name and address:

Brenda D. Burnett
4710 Colonnade Place Apt 9
Birmingham, AL 35243

Felix Neil Maxwell, Jr.
3090 Healthy Way Apt 104
Vestavia, AL 35243

William W. Walker, IV
3111 Sterling Road
Mountain Brook, AL 35213

Salter Properties, LLC
4024 Autumn Lane
Birmingham, AL 35242

Yasuhiko Oyama and Audrey M. Oyama
541 Durham Drive
Homewood, AL 35209

Charlotte Brown Walker
3801 Knollwood Drive
Mountain Brook, AL 35243

Leslie B. Siegleman
25 Jasmine Circle
Seagrove Beach, FL 32459

Ronald E. Epstein
850 Oak Tree Drive
Chelsea, AL 35043



20180522000176210 6/6 \$69.00
Shelby Cnty Judge of Probate, AL
05/22/2018 10:12:12 AM FILED/CERT