

This document prepared by: Law Office of John A. Gant, P.C. 200 Office Park Drive, Suite 210 Birmingham, AL 35223

Send tax notice to:
Paul & Claudette Aboujaude
3775 S. Brookwood Rd.
Birmingham, AL 35223

GENERAL WARRANTY DEED

STATE OF ALABAMA) COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Sixty Six Thousand Nine Hundred and 00/100 Dollars (\$66,900.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, HUNTER HAMMICK, a married person, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto PAUL ABOUJAOUDE and CLAUDETTE ABOUJAOUDE, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

The Southwest Quarter of the Northeast Quarter of Section 7, Township 24, Range 14 East, Shelby County, Alabama.

The subject property does not constitute the homestead of Grantor Hunter Hammick or his spouse.

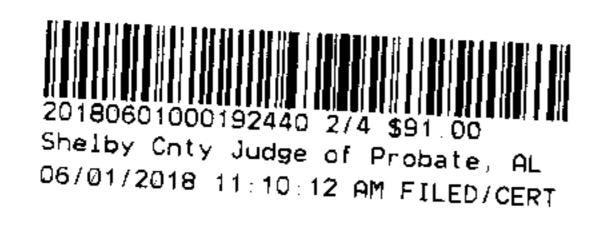
Hunter Hammick is one and the same person as James Hunter Hammick.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my 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

Dated this the Lyday of May, 2018.
HUNDER HAMMICK
STATE OF
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HUNTER HAMMICK, 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 conveyance, she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the day of May, 2018.
SEE ATTACHED NOTORIAL CERTIFICATE
NOTARY PUBLIC:

My commission expires:



California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
State of California County of Maces State of California State of California State of California State of California
on May 14 2018 before me, Hill Atunio Metars Rules conservation of the officer of
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) large subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ber/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
Seal WITNESS my hand and official seal.
KAREN CATANIO COMM. # 2094301 NOTARY PUBLIC - CALIFORNIA PLACER COUNTY MY COMM. Exp. Dec. 20, 2018
20180601000192440 3/4 \$91.00 Shelby Cnty Judge of Probate: AL 06/01/2018 11:10 12 AM FILED/CERT Optional Information
To help prevent fraud, it is recommended that you provide information about the attached document below.
***This is not required under California State notary public law ***
Document Title: Lineral Marranty Dec # of Pages:
Notes

Real Estate Sales Validation Form

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

Grantor's Name	Hunter Hammick		Paul Aboujaoude
Mailing Address	<u>1356 Levi Green Rd.</u> Hayden, AL 35079	Mailing Address	3775 S. Brookwood Rd.
			Birmingham, AL 35223
Property Address	Highway 67	Date of Sale	5/15/18
	Calera, AL 35040	Total Purchase Price	
		Or 	r
		Actual Value or	Ф
		Assessor's Market Value	\$
The purchase price following document Mortgage Bill of Sale X Sales Contract	ary evidence: (check one	rket value claimed on this for) Closing Statement Other	m can be verified in the
Cales Contract			
* The deed or other used as documenta	instrument of like charac	ter offered for recordation wh	ich conveys property cannot be
asca as accumenta	ay cylucitice	Instructions	
Grantor's name and to property and their	l mailing address - provider current mailing address.	e the name of the person or p	persons conveying interest
Grantee's name and to property is being	ł mailing address - provid conveyed.	e the name of the person or	persons to whom interest
Property address - t	he physical address of the	e property being conveyed.	
Date of Sale - the da	ate on which interest to th	e property was conveyed.	
Total purchase price	- the total amount paid f	or the purchase of the proper	ty being conveyed.
Actual value - if the parties be evidenced by an	property is not being sold appraisal conducted by a	the true value of the propert licensed appraiser.	y being conveyed. This may
excluding current use	narket value - if no proof e valuation, of the proper ing property for property t	is provided, the current estimely as determined by the local ax purposes.	ate of fair market value, official charged with the
Any person who inter a penalty of \$100 or	ntionally fails to provide the 25% of the taxes due, wh	ne proof required or presents ichever is greater.	false proof shall be subject to
hereby affirm that to s true and complete.	the best of my knowledg	ge and belief the information	contained in this document
Date <u>5/15/18</u>		Print John A	A. Gant
		Sign MA	-Gant
20180601000192440 4/4 \$ Shelby Cnty Judge of Pr		(Owner	(Agent) circle one
O6/01/2018 11:10:12 AM	FILED/CERT		