



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 14 day of May, 2018.



HUNTER HAMMICK

STATE OF _____
COUNTY 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:



20180601000192440 2/4 \$91.00
Shelby Cnty Judge of Probate, AL
06/01/2018 11:10:12 AM FILED/CERT

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 Placer } ss.

On May 14, 2018 before me, Karen Catanio, Notary Public
(here insert name and title of the officer)
personally appeared Quenter Hammick

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/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
Signature of Notary

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: General Warranty Deed # of Pages: 2

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
Mailing Address 1356 Levi Green Rd.
Hayden, AL 35079

Grantee's Name Paul Aboujaoude
Mailing Address 3775 S. Brookwood Rd.
Birmingham, AL 35223

Property Address Highway 67
Calera, AL 35040

Date of Sale 5/15/18
Total Purchase Price \$ 66,900.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 5/15/18

Print John A. Gant

Sign *John A. Gant*

(Owner (Agent) circle one)

20180601000192440 4/4 \$91.00
Shelby Cnty Judge of Probate AL
06/01/2018 11:10:12 AM FILED/CERT