

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:
Abdallah Sammour
4601 Eagle Wood Court
Birmingham, AL 35242

20180807000280300
08/07/2018 09:40:07 AM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$319,000.00, 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, Edward L Barrett Jr. Trustee or His Successor in Trust, Under The Barrett Living Trust, dated November 16, 1999 and any amendments thereto. (the "Grantor", whether one or more), whose mailing address is 8378 Pine Mountain Rd, Springville, AL, do hereby grant, bargain, sell, and convey unto Abdallah Sammour (the "Grantee", whether one or more), whose mailing address is 4601 Eagle Wood Court, Birmingham, AL 35242, the following-described real estate situated in Shelby County, Alabama, the address of which is 4601 Eagle Wood Court, Birmingham, AL 35242; to-wit:

Lot 301, according to the Survey of Eagle Point, Third Sector, Phase I, as recorded in Map Book 17, Page 68, in the Probate Office 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: \$287,100.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Edward L Barrett Jr. Trustee or His Successor in Trust, Under The Barrett Living Trust, dated November 16, 1999 and any amendments thereto., has/have hereunto set his/her/their hand(s) and seal(s) this 3rd day of August, 2018.

Edward L Barrett Jr. Trustee or His Successor in Trust, Under The Barrett Living Trust, dated November 16, 1999 and any amendments thereto

BY: 
Edward L Barrett, Jr.

State of Alabama

County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Edward L. Barrett, Jr. whose name as Trustee of the Estate of The Barrett Living Trust is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in he capacity as such Trustee of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 3rd of August, 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
08/07/2018 09:40:07 AM
\$50.00 CHERRY
20180807000280300

