

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:  
Abdalla M. Elkhier  
68 Woodbury Drive  
Sterrett, AL 35147

20180809000285500  
08/09/2018 03:33:05 PM  
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$261,000.00, 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, Mark Shannon and Amy Shannon, a married couple, (the "Grantor", whether one or more), whose mailing address is 11853 Highway 47, Shelby, AL 35143, do hereby grant, bargain, sell, and convey unto Abdalla M. Elkhier (the "Grantee", whether one or more), whose mailing address is 68 Woodbury Drive, Sterrett, AL 35147, the following-described real estate situated in Shelby County, Alabama, the address of which is 68 Woodbury Drive, Sterrett, AL 35147; to-wit:

SEE ATTACHED EXHIBIT "A"


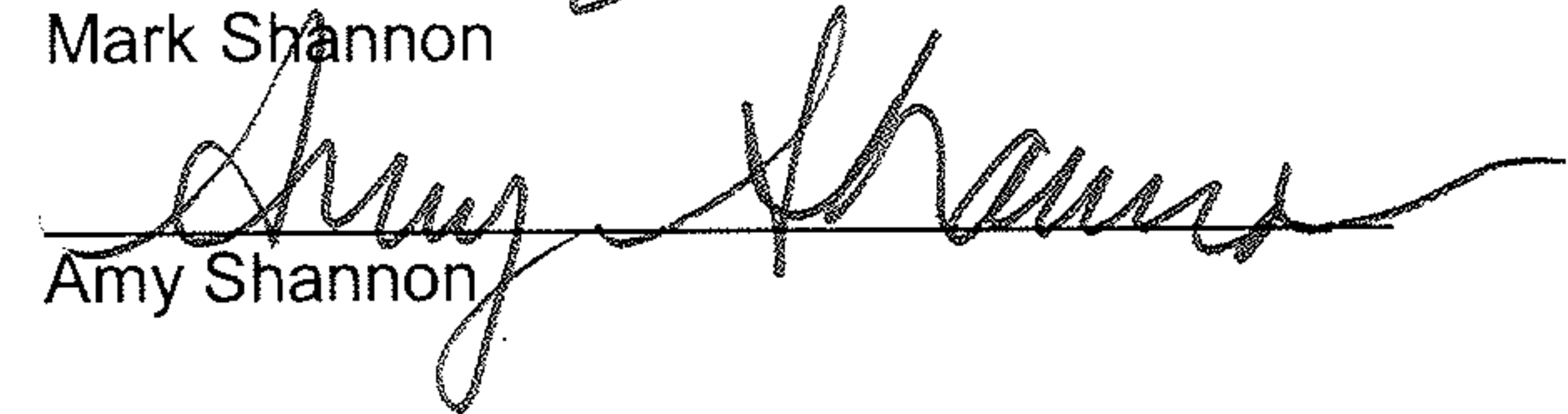
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
  - (2) restrictions, reservations, conditions, and easements of record, if any; and
  - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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: \$221,850.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

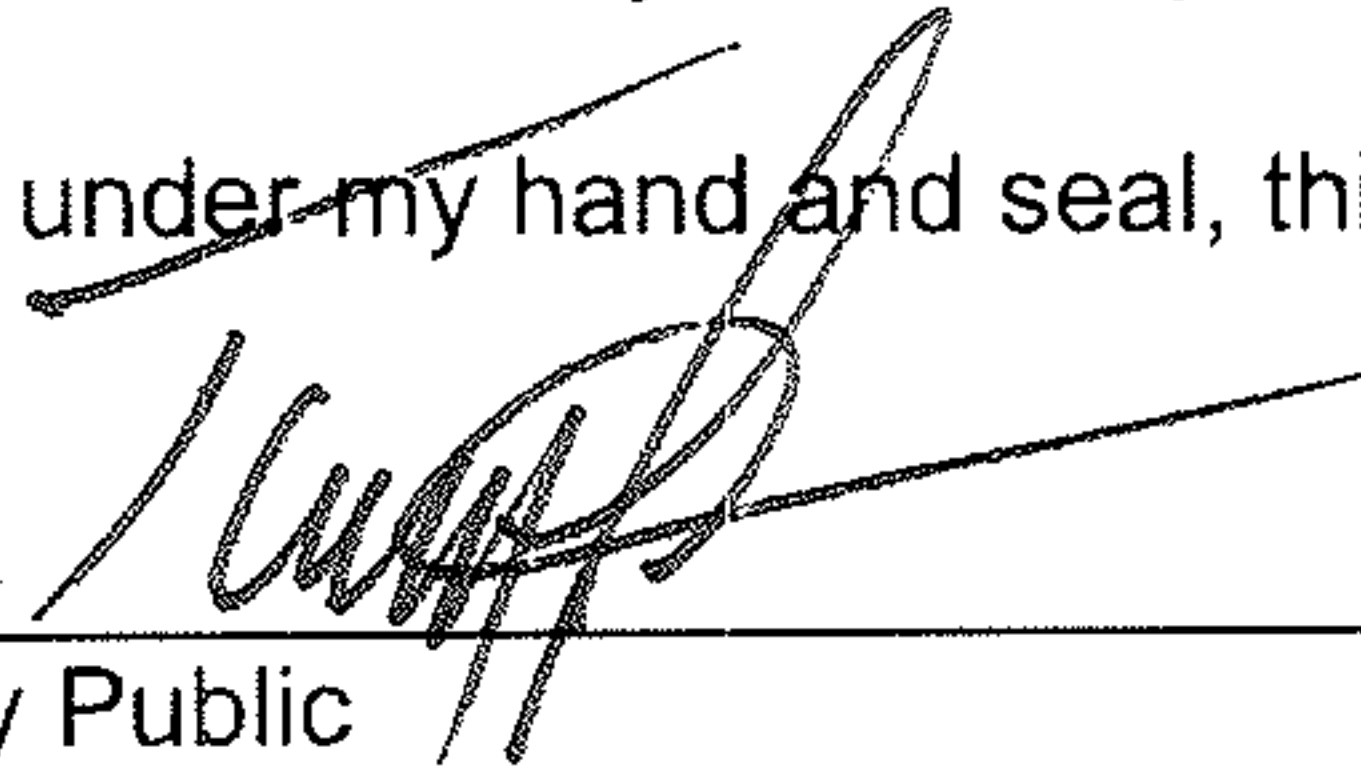
IN WITNESS WHEREOF, Mark Shannon and Amy Shannon, a married couple, , has/have hereunto set his/her/their hand(s) and seal(s) this 8th day of August, 2018.

  
Mark Shannon  
  
Amy Shannon

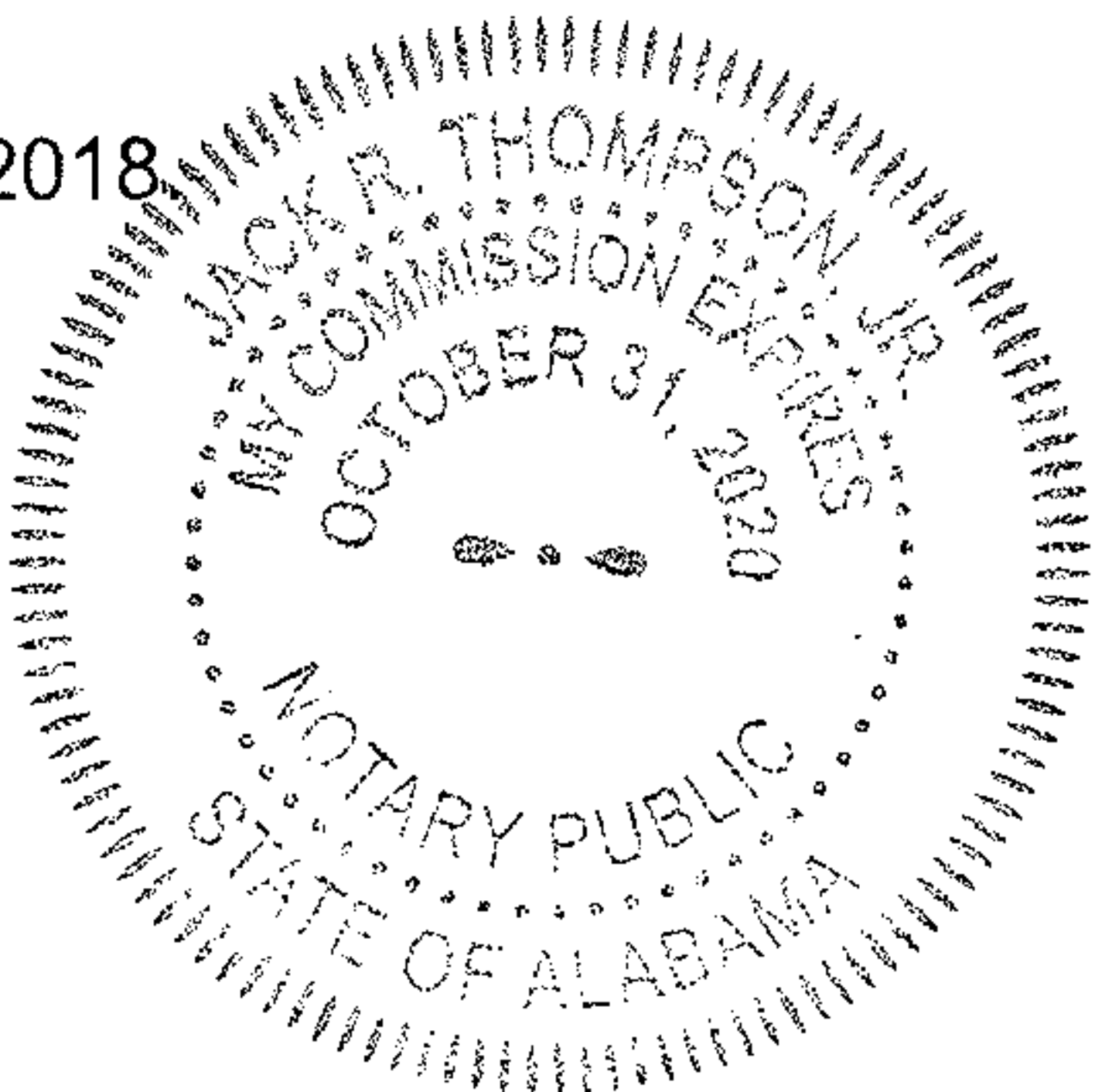
State of Alabama  
County of Jefferson

I, the undersigned, a notary for said County and in said State, hereby certify that Mark Shannon and Amy Shannon, 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 8th of August, 2018

  
Notary Public

Commission Expires: 10/31/2020



**EXHIBIT "A"**  
**Legal Description**

Lot 805, according to the Resurvey of Forest Parks, 8th Sector, Phase I, as recorded in Map Book 25, Page 130 and Instrument No. 1999-28778, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

**20180809000285500 08/09/2018 03:33:05 PM DEEDS 2/2**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/09/2018 03:33:05 PM  
\$57.50 CHERRY  
20180809000285500

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the judge.