

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:

B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

20180911000327020

09/11/2018 03:30:58 PM

DEEDS 1/3

Send tax notice to:

Ziad M. Taer and
Nabila M. Taer
1240 Riverford Drive
Birmingham, AL 35216

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two Hundred Nineteen Thousand and no/100 Dollars (\$219,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **DAVID A. ELSBERRY and ANNA MARIE ELSBERRY, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **ZIAD M. TAER and NABILA M. TAER** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

ANNA MARIE ELSBERRY is one and the same person as ANNA McCain ELSBERRY.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

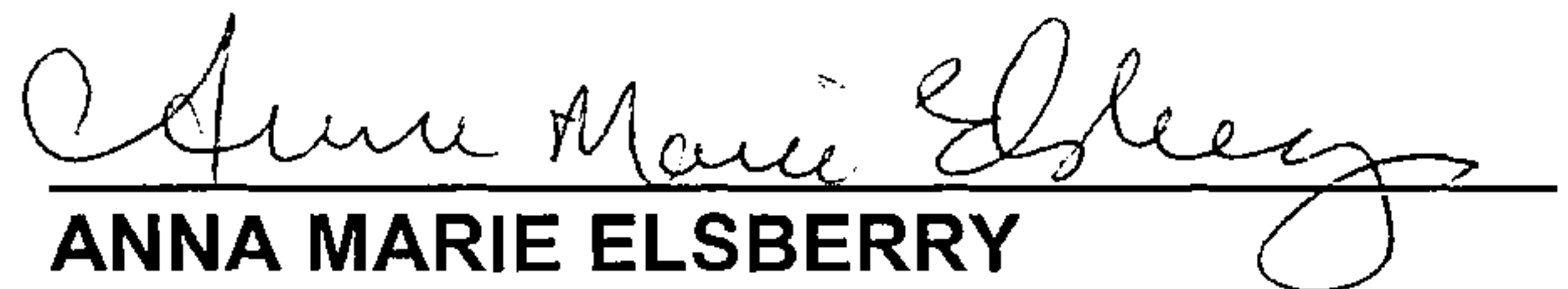
\$203,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our 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.

In Witness Whereof, we have hereunto set our hands and seals this 6th day of September, 2018.


DAVID A. ELSBERRY


ANNA MARIE ELSBERRY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **DAVID A. ELSBERRY and ANNA MARIE ELSBERRY**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of September, 2018.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021


Notary Public

My Commission Expires: 01/30/2021

EXHIBIT "A"

PARCEL I:

A parcel of land in the West half of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the most Northerly corner of Laurel Cliffs, as recorded in Map Book 12, Page 35, in the Office of the Judge of Probate, said county; thence run South 61 degrees, 57 minutes, 42 seconds East along the Northeast right-of-way of Carl Nichols Drive and line of said subdivision 50.00 feet; thence run along a sewer line easement the following calls: North 29 degrees, 47 minutes, 08 seconds East a distance of 106.10 feet; North 36 degrees, 22 minutes, 44 seconds East a distance of 394.55 feet; North 46 degrees, 55 minutes, 44 seconds East a distance of 302.98 feet to the POINT OF BEGINNING; thence continue last course along said sewer line: a distance of 8.91 feet to a manhole, North 21 degrees, 42 minutes, 48 seconds East a distance of 82.95 feet; thence leave said sewer line and run North 63 degrees, 20 minutes, 18 seconds West a distance of 141.30 feet, thence run South 26 degrees, 39 minutes, 42 seconds West a distance of 91.00 feet; thence run South 63 degrees, 20 minutes, 18 seconds East a distance of 145.37 feet to the POINT OF BEGINNING.

Together with, subject to and benefitting from a perpetual 30 foot easement described as follows:

Commence at the most Northerly corner of Laurel Cliffs, as recorded in Map Book 12, Page 35, in the Office of the Judge of Probate, said county; thence run South 61 degrees, 57 minutes, 42 seconds East along the Northeast right-of-way of Carl Nichols Drive and line of said subdivision 50.00 feet; thence run along a sewer line the following calls: North 29 degrees, 47 minutes, 08 seconds East a distance of 106.10 feet; North 36 degrees, 22 minutes, 44 seconds East a distance of 394.55 feet; North 46 degrees, 55 minutes, 44 seconds East a distance of 311.79 feet; North 21 degrees, 42 minutes, 48 seconds East a distance of 180.39 feet to a point on the Southwest right-of-way of Yeager Court (60 foot r.o.w.); thence leave said sewer line and run North 63 degrees, 20 minutes, 18 seconds West along Yeager Court a distance of 31.06 feet to the POINT OF BEGINNING of said 30 foot easement, 15 feet on each side of the following described center line; thence run South 29 degrees, 49 minutes, 45 seconds West a distance of 97.21 feet to the end of said center line.

Situated in Shelby County, Alabama.

PARCEL NO.: 13-6-13-3-001-027.033

BEING THE SAME PROPERTY AS DEED RECORDED IN INSTRUMENT
1999-13918, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA

Real Estate Sales Validation Form

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

Grantor's Name DAVID A. ELSBERRY
Mailing Address ANNA MARIE ELSBERRY
130 Point Clear Lane
Alpine, AL 35014

Grantee's Name ZIAD M. TAER
Mailing Address NABILA M. TAER
1240 Riverford Dr
Birmingham, AL 35216

Property Address 61 North Yeager Court
Pelham, AL 35124

Date of Sale September 6, 2018
Total Purchase Price \$ 219,000.00
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)

Bill of Sale
x Sales Contract
x Closing Statement
Appraisal
Other

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

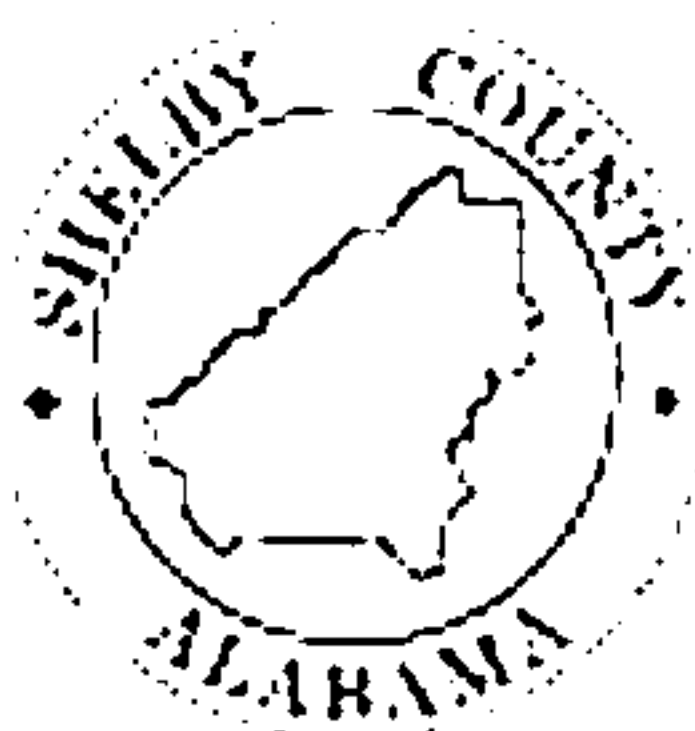
Print B. CHRISTOPHER BATTLES

Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one

20180911000327020 09/11/2018 03:30:58 PM DEEDS 3/3

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/11/2018 03:30:58 PM
\$37.00 CHARITY
20180911000327020

Allen S. Bayl