RIGHT OF FIRST REFUSAL

STATE OF ALABAMA }

COUNTY OF SHELBY }

20181101000387470 1/5 $27.00
Shelby Cnty Judge of Probate, AL
11/01/2018 12:56:26 PM FILED/CERT

The undersigned, David W. Graham (hereinafter Grantors) hereby grants, unto Alsayed Ayman, (hereinafter Grantees) grants unto Grantees a right of first refusal to purchase the property located at 1910 Pelham Parkway aka 1910 Montgomery Highway S, Pelham, AL 35124; Parcel ID#10-9-30-0-002-006.001 and more particularly described on Exhibit "A" attached hereto and made a part hereof. In the event the Grantors desire to sell or receives an acceptable offer to sell the property located at 1910 Pelham Parkway within Five (5) years of the date hereof, Grantor shall deliver to Grantee the offer, in writing by either certified mail return receipt requested or personally delivering such notice to the Grantee at 5983 Waterside Drive, Hoover, AL 35244 hereinafter "written notice"), or their desire to sell or upon receipt of a written offer to purchase from a third party purchaser. The price to be paid shall be based on fair market value based on an independent appraisal to be performed by an appraiser chosen and agreed upon by both the Grantor and Grantee. The Grantee shall have forty eight (48) hours from the receipt of the written notice of Grantor's offer in order to respond to the Grantor that the Grantee's desire to exercise his right of refusal. In the event the Grantee responds in writing via e-mail to the Grantor that Grantee desires to exercise the right of refusal within said forty eight (48) hours, the Grantee shall have sixty (60) days from the date of giving written notice to the Grantor to purchase and close on the real property at the price of the offer.

GRAYSON & SWEENEY, ATTORNEY AT LAW

The Grantee shall have sixty (60) days from the date of giving written notice to the Grantor's of the offer in order to close and purchase the property. In the event the Grantees do not respond within said forty eight (48) hours from the receipt of written notice, the right of first refusal shall terminate. This Right of First Refusal shall terminate upon five (5) years from the date hereof.

IN WITNESS WHEREOF, the undersigned Grantor, David W. Graham and Grantee, Ayman Alsayed, have caused this right of first refusal to be executed on this the 23rd day of October, 2018.

GRANTOR:

David W. Graham

By: Allison Graham, his Attorney-in-Fact

GRANTEE:

Ayman Alsayed

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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that Allison Graham whose name as Attorney in Fact for David W. Graham 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, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date

Given under my hand and seal of office this the 23rd day of October, 2018.

CLAYTON T. SWEENEY NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires June 2, 2019

NOTARY PUBLIC

My commission expires: 06/02/2019

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that Ayman Alsayed, 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 23rd day of October 2018.

NOTARY PUBLIC

My commission expires: 06/02/2019

CLAYTON T. SWEENEY
NOTARY
My Comm. Expires
June 2, 2019
PUBLIC
ALABAMA STATE AT LARGE

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WELCOME **PROPERTY TAX** BOE PERSONAL PROPERTY REDEMPTION

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PARCEL #: **10 9 30 0 002 006.001**
OWNER: KHAN BILKISS
ADDRESS: 5330 STADIUM TRACE PKWY #100 HOOVER AL 35244

Baths: **0.0** H/C Sqft: **0**
Land: **58,910** Imp: **6,600** Total: **65,510**
Acres: **0.204** Sales Info: **10/12/2017** **$62,000**

Pre Next [1 / 1 Records]

Tax Year : 2018

SUMMARY **LAND** BUILDINGS SALES PHOTOGRAPHS MAPS

LAND COMPUTATION

		Code	Acerage	Square Foot	Market Value	CU. Value
SQFT	02	500 Retail Mixed	0	8925	$58,910.00	

ROLLBACK/HOMESITE/MISCELLANEOUS

QUICK LINKS
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LEGAL DESCRIPTION

SUB DIVISON1: MAP BOOK: 00 PAGE: 000
SUB DIVISON2: MAP BOOK: 00 PAGE: 000

PRIMARY BLOCK: 000 SECONDARY BLOCK: 000
PRIMARY LOT: SECONDARY LOT:

METES AND BOUNDS: COM NW COR OF SW1/4 SW1/4 SEC 30 T19S R2W TH S 239.57 TO POBTH S 240.71 TH E 21.72 TH NE 278.41 TH SW 52.15 TH W 23.04 TO POB

SALES INFORMATION

10/12/2017	$62,000.00	**BOOK:**2017	**PAGE:**1101000394640	Land & Building	KHAN BILKISS
5/18/2016	$64,260.00	**BOOK:**2016	**PAGE:**0624000220220	Land & Building	RIOPROP HOLDINGS LLC
5/25/2011	$22,655.00	**BOOK:**2011	**PAGE:**0614000175280	Land & Building	WACHOVIA CUST FOR PLYM PK SRVS

DON ARMSTRONG
Property Tax Commissioner

SHELBY COUNTY
102 Depot Street
Columbiana, AL 35051
(205) 670-6900

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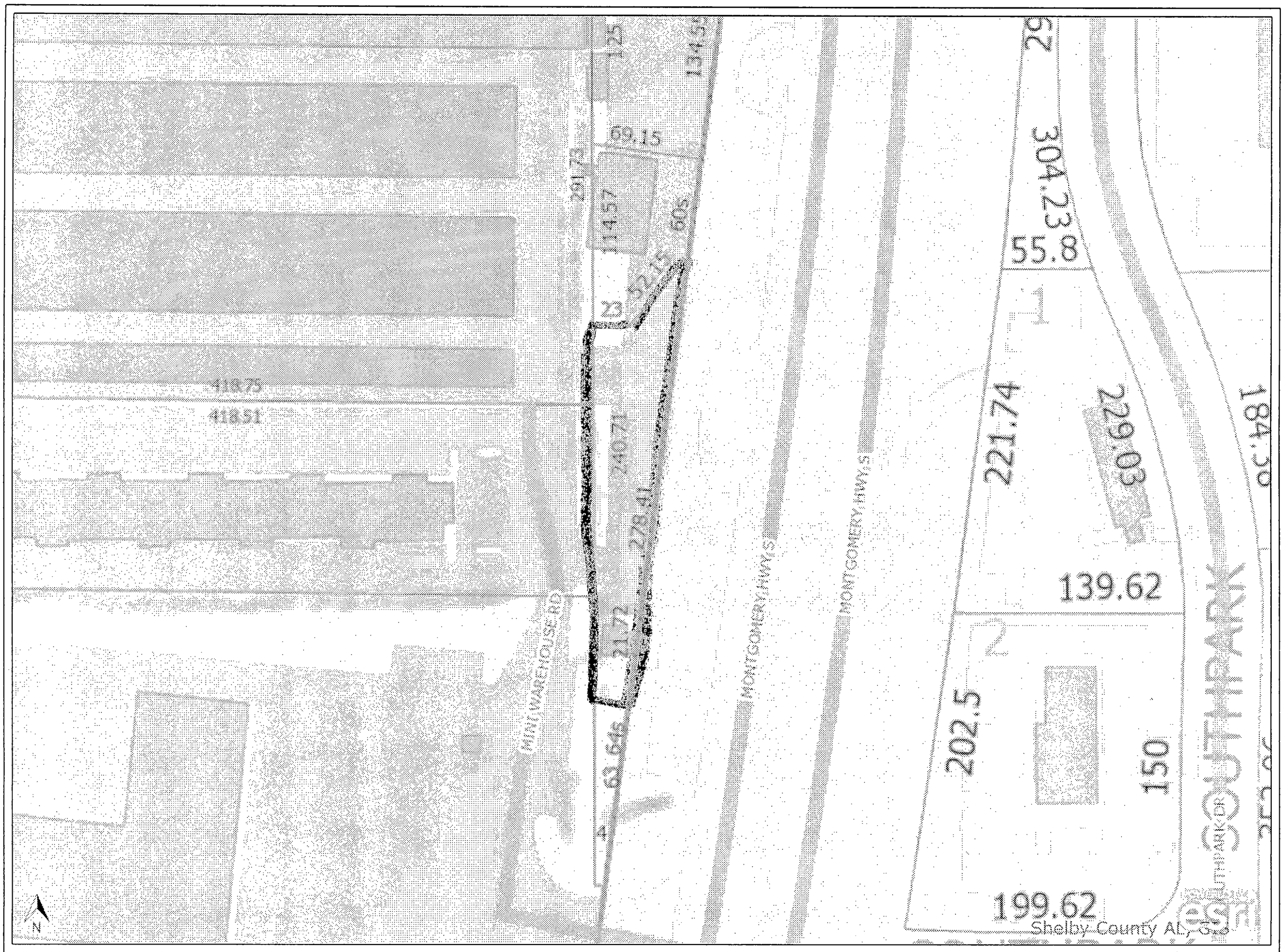

Shelby County Land Information
Date Printed:

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