

20190401000102050
04/01/2019 09:00:05 AM
DEEDS 1/2

Send tax notice to:

LaShanda Fields
646 Chelsea Station Cir
Chelsea, AL 35043

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$299,900.00) in hand paid to the undersigned, **Suboor F. Abdul and Fatima Zafar**, a married couple, whose address is 2029 Cactus Mound Dr, Leander, TX 78641, (hereinafter referred to as "Grantor", whether one or more), by **LaShanda Fields**, whose address is 1916 Chaeteau Circle, Birmingham, AL 35209, (hereinafter referred to as "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 107, according to the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

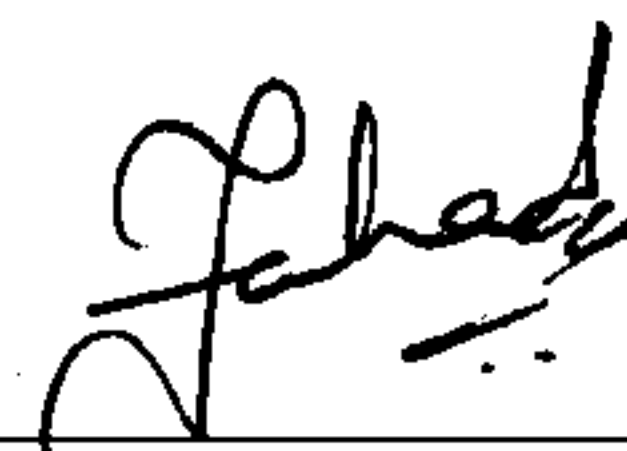
ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

\$269,910.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

This is a PURCHASE MONEY MORTGAGE. The entire proceeds of the loan are being applied to the purchase price of the herein described real property being conveyed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her/their signature and seal on this 29th day of March, 2019.



Suboor F. Abdul



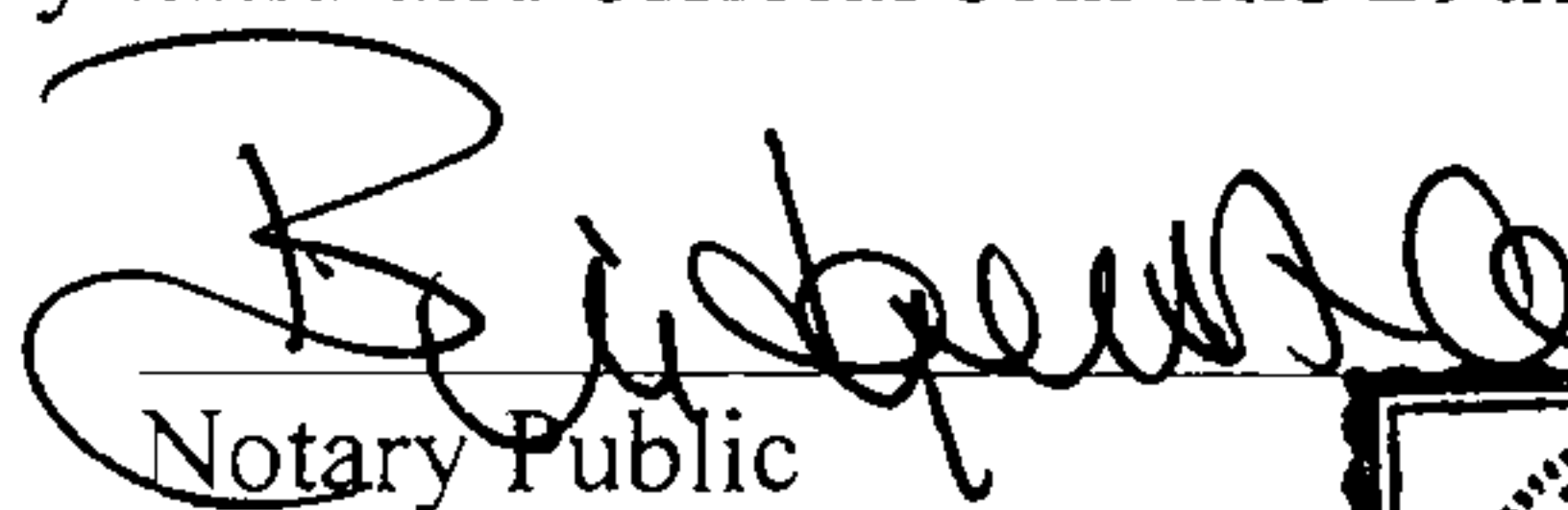
Fatima Zafar

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Suboor F. Abdul and Fatima Zafar, a married couple, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March 2019.

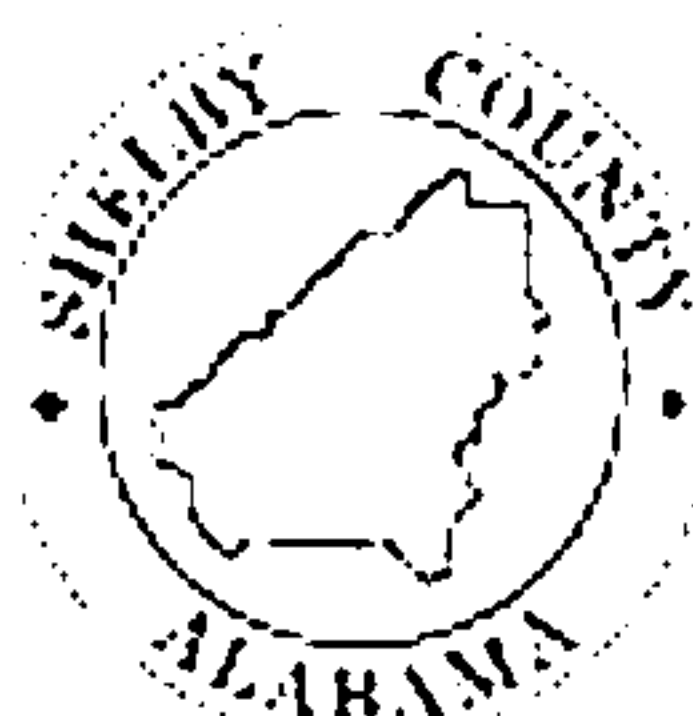
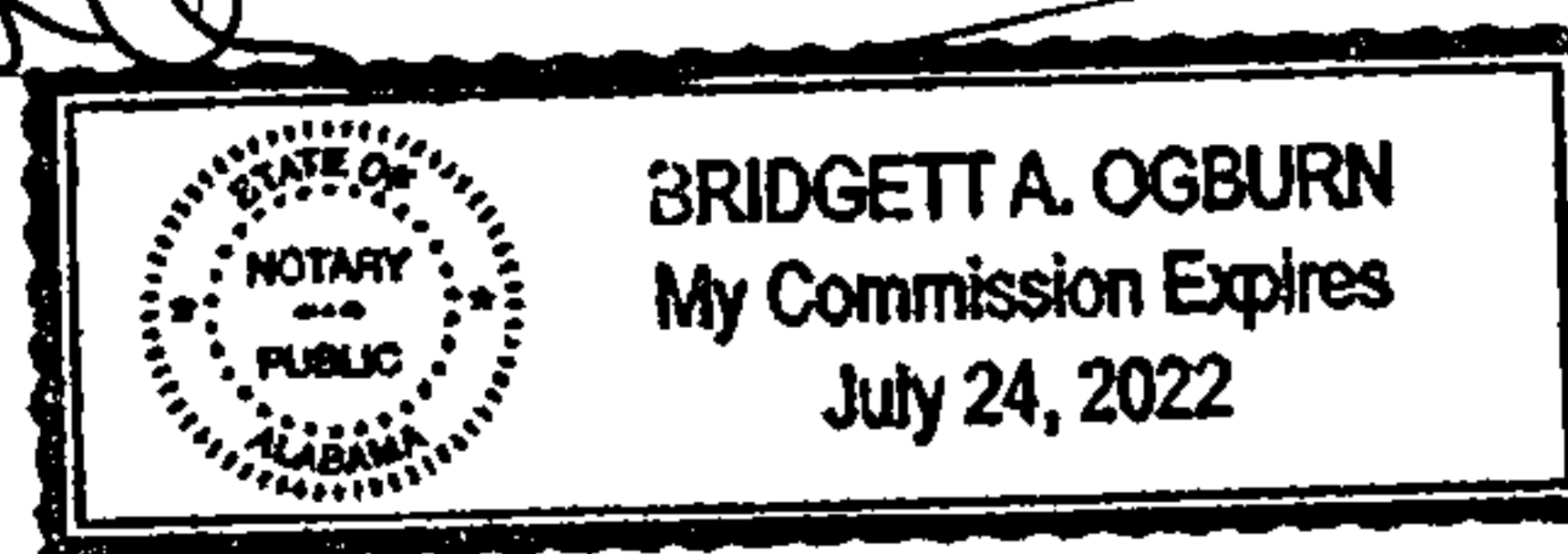
(Notary Seal)



Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2019 09:00:05 AM
\$48.00 CHERRY
20190401000102050

