

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Gregory B. Pack
489 Hillandell Drive
Hoover, AL 35244
Property Address: 225 Industrial Drive
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Two Hundred Forty Thousand and No/100 -----
----- (\$240,000.00) Dollars
(as evidence by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we, Zahir Hamid, a/an Married man
(whose address is: 2900 Pelham Parkway, Pelham, AL 35124)

(hereinafter referred to as grantor) do grant, bargain, sell and convey unto
Gregory B. Pack
(whose address is: 489 Hillandell Drive, Hoover, AL 35244)

hereinafter referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

\$ 140,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

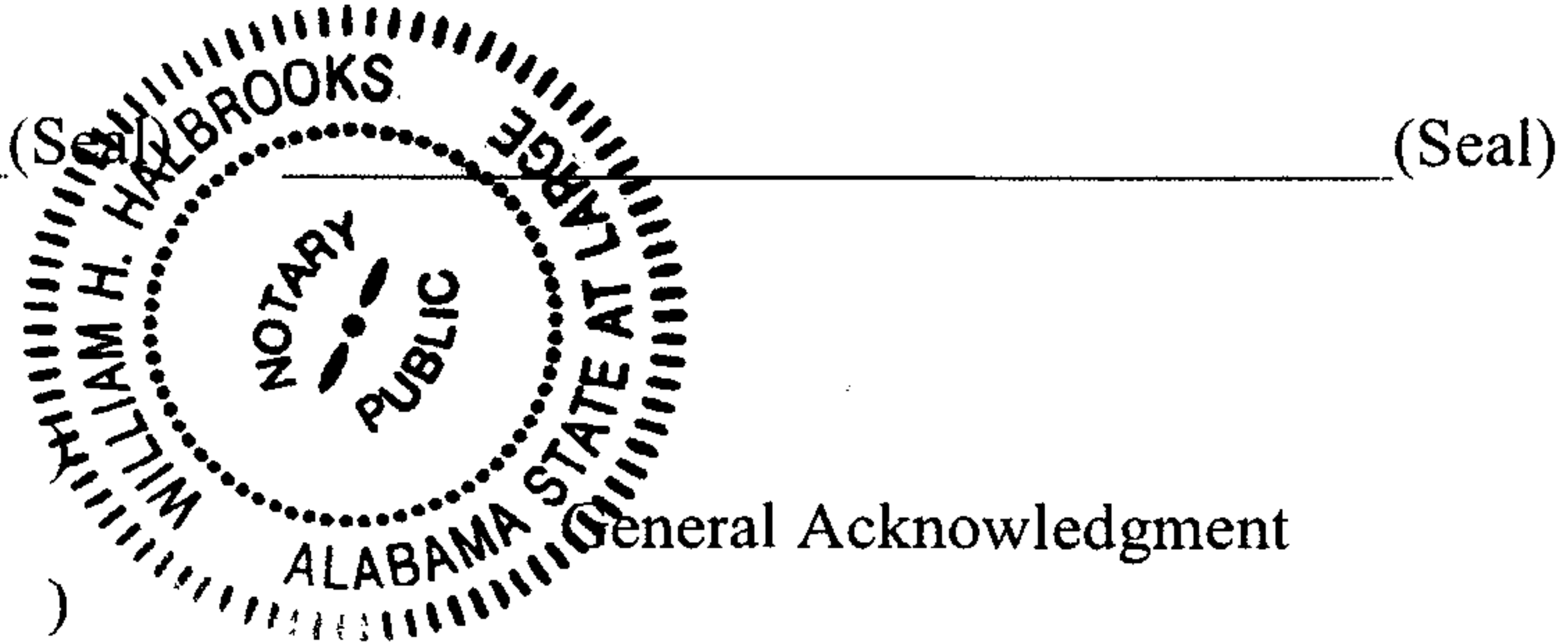
The above described property does not constitute the homestead of the grantor(s),
nor his/her/their spouse(s).

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully
seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise
noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will
and my (our) heirs, executors and administrators shall warrant and defend the same to the said
GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this
14th day of June, 2019.

Zahir Hamid
Zahir Hamid



STATE OF ALABAMA
COUNTY OF JEFFERSON)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Zahir Hamid,
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance,
he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June, A.D., 2019.

William H. Halbrooks
William H. Halbrooks, Notary Public

My Commission Expires: 4/21/20

Exhibit "A"

Attached Legal Description

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West; thence run Easterly along the South line of said 1/4 - 1/4 Section a distance of 920.46 feet to a point on the Northwestern right of way line of a CSX Transportation Railroad right of way line; thence North 06°43'00" East for a distance of 154.88 feet to a point; thence run North 83°17'00" West for a distance of 200.00 feet to a point; thence run North 06°43'00" East for a distance of 77.82 feet to the Point of Beginning; thence continue along said bearing for a distance of 146.03 feet to a point on the Southwesterly right of way line of Shelby County Highway No. 66 (80' right of way); thence North 76°29'00" West for a distance of 362.78 feet along said right of way line to a point; thence run South 04°48'48" East for a distance of 61.43 feet to a point; thence run South 35°02'02" East for a distance of 172.63 feet to a point; thence run South 83°17'00" East for a distance of 233.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/14/2019 11:25:15 AM
\$118.00 CHARITY
20190614000210600

Alvin S. Boyd