

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2019-07-5872
Documentary Evidence: Sales Contract

Send Tax Notice To:
Joseph Properties LLC
290 Joseph Drive
Columbiana, AL 35051

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thousand and 00/100 Dollars (\$100,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Sam Shahid**, an unmarried individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Joseph Properties LLC**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

S ½ of N ½ of NE ¼ of SW ¼ of NE ¼ of NW ¼; the NE ¼ of NE ¼ of NW ¼; the NE ¼ of NW ¼ of NE ¼ of NW ¼; All in Section 26, Township 20 South, Range 1 West.

Subject to a right of way for ingress and egress 60 feet in width across the northern portion of said property which said right of way shall be for the use and benefit of all of the heirs of Deep Joseph, their heirs, successors and assigns.

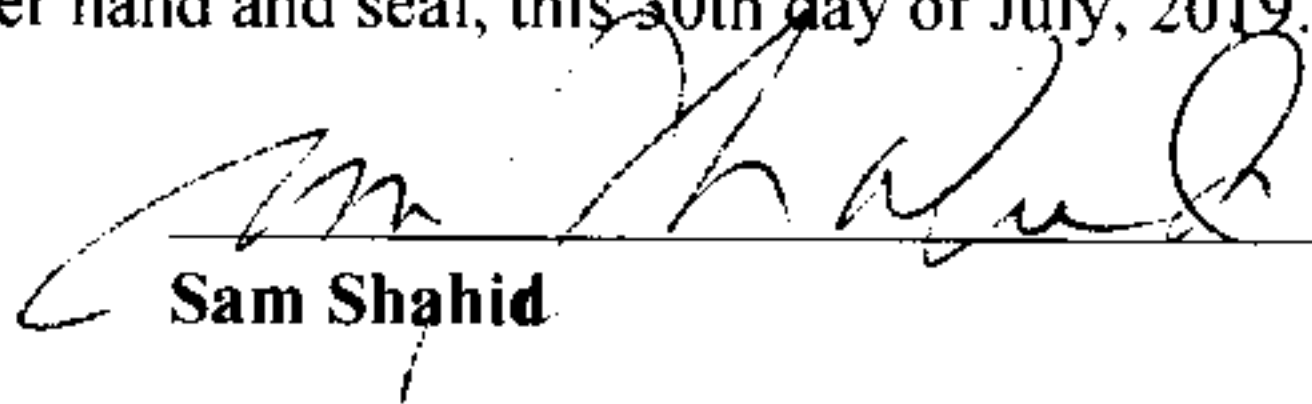
\$50,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for himself, his heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 30th day of July, 2019.


 (Seal)
Sam Shahid

Shelby County, AL 08/05/2019
State of Alabama
Deed Tax: \$50.00

STATE OF New York
COUNTY OF Levy

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sam Shahid**, an unmarried individual, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 30th day of July, 2019.


Notary Public
My Commission Expires:

HOWARD DANIEL GOLDMAN
Notary Public State Of New York
No. 01GO5062405
Qualified in New York County
Commission Expires July 1, 2022

Grantors' Mailing Address:

29 E 9th Street, Apt 12-A
New York, NY 10003