

This instrument was prepared by:
Caroline Harrington Allen, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Olivia Amin-Bashier
3084 Riverwood Terrace
Birmingham, AL 35242
(Also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of One Hundred Seventy Four Thousand and 00/100--- (\$174,000.00) Dollars,
As evidenced by the closing statement,
To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I or we
Shannon L. George and Scott Michael Winchell, a married couple
(whose address is: 5505 Crestwood Blvd, Birmingham AL 35212)
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Olivia Amin-Bashier and Allafi J. Amin-Bashier
(whose address is the property address)
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real
estate situated in Shelby County, Alabama to-wit:

Lot B, Block 12, Resurvey of Lots A, B, C and D, Block 12, according to the Survey of Riverwood, 7th
Sector, as recorded in Map Book 10, Page 81, in the Office of the Judge of Probate of Shelby County,
Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

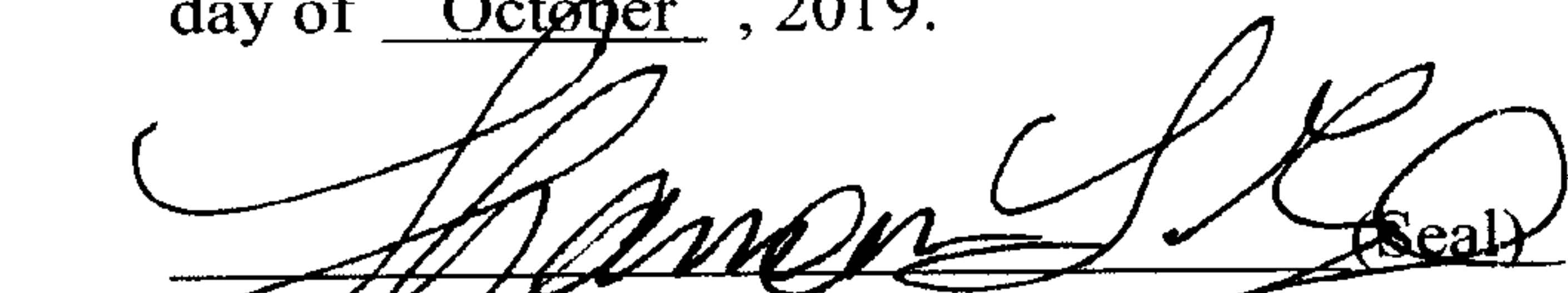
\$ 174,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

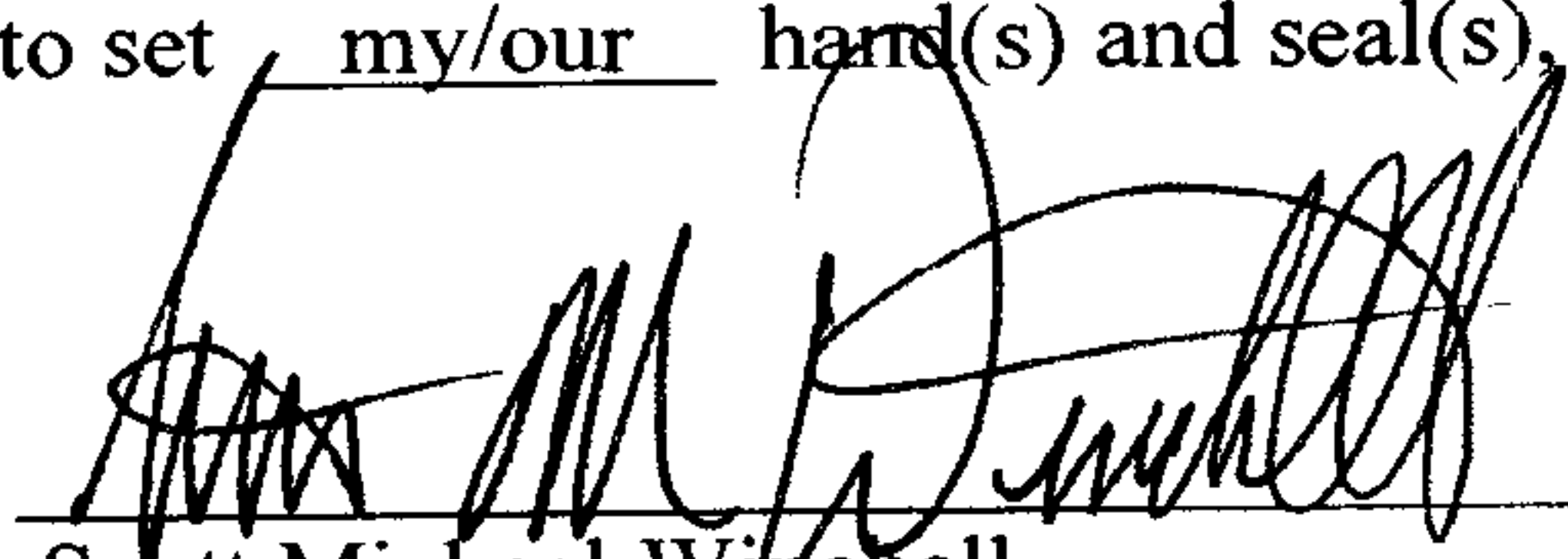
Note: Allafi J. Amin-Bashier and Allafi J. Bashier is one and the same person. *AAB*

TO HAVE AND TO HOLD Unto 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 hereby 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 I /we do for myself /ourselves and for my /our heirs, executors, and administrators covenant
with the said GRANTEES, their heirs 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 heirs 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 15th
day of October, 2019.


Shannon L. George (Seal)


Scott Michael Winchell (Seal)

STATE OF Alabama)
COUNTY OF Jefferson)

General Acknowledgment


I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Shannon L. George and Scott Michael Winchell, 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of October, A.D., 2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2019 01:11:37 PM
\$24.00 CHERRY
20191016000381450

William H. Halbrooks


Notary Public: William H. Halbrooks

