

20191223000475450

Prepared by:  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

12/23/2019 02:04:02 PM  
DEEDS 1/1

Send Tax Notice To:  
James C. Vines  
1013 Aronimink Drive  
Calera, AL 35040

**SPECIAL WARRANTY DEED**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, this deed made this 20th day of December, 2019 by and between Amazing Homes, LLC, an Alabama Limited Liability Company (herein referred to as Grantor) and James C. Vines (herein referred to as Grantee):

WITNESSETH THAT:

The Grantor does hereby for and in consideration of One Hundred Eighty Nine Thousand Dollars and No Cents (\$189,000.00), in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate in Shelby County, Alabama to-wit:

Lot 89, according to the Survey of the Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$193,063.00 of the above mentioned purchase price was pad for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, his, her or their heirs and assigns or its successors, forever.

And the Grantor does covenant with said Grantee, except as above noted that at the time of the delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

IN WITNESS WHEREOF, the Grantor, by its Managing Member, Atef Jabr, who is authorized to execute this conveyance hereto set his signature and seal, this the 20th day of December, 2019.


AMAZING HOMES, LLC

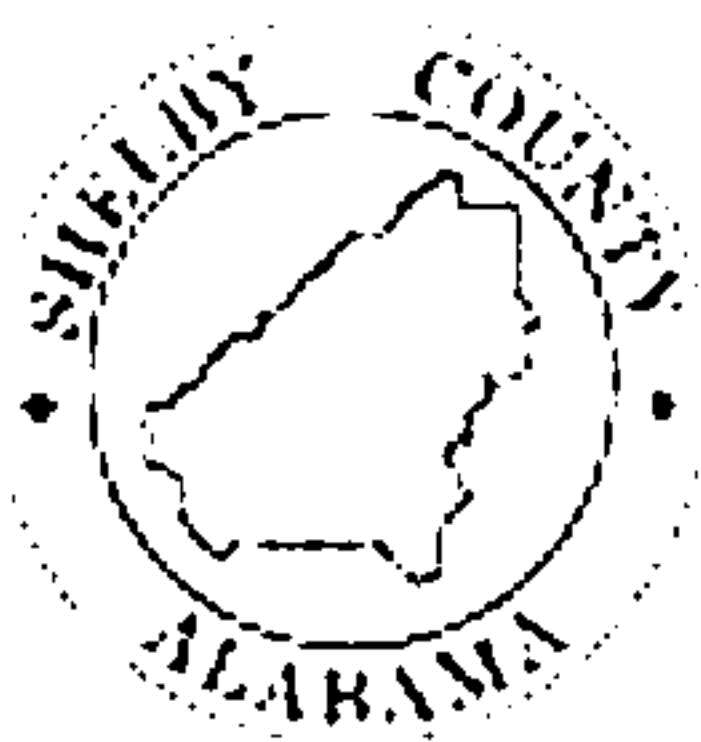
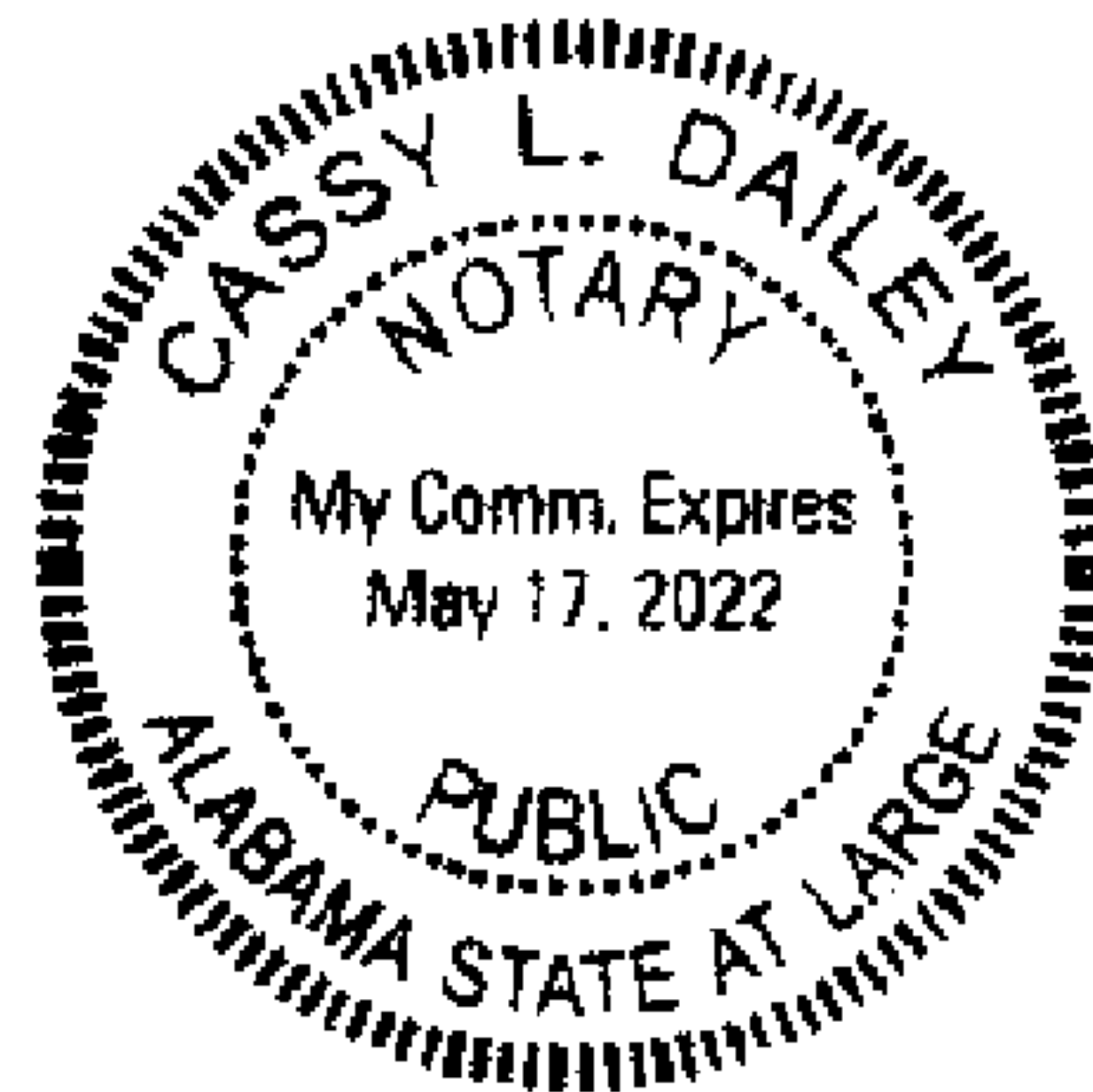
  
Atef Jabr  
Managing Member

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Atef Jabr, whose name (s) as Managing Member of Amazing Homes, LLC and whose name(s) is/are 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 said instrument, that he/she/they as such and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this the 20th day of December, 2019.

  
Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: May 17, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/23/2019 02:04:02 PM  
\$23.00 CHERRY  
20191223000475450

*Allen S. Bayl*