

Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

20200424000159980
04/24/2020 08:57:04 AM
DEEDS 1/1

Send Tax Notice To:
Dequaris Traneel Reed
Kiara Wilson Reed

120 Glengerry Drive
Pelham, AL 35124

STATUTORY DEED LIMITED LIABILITY COMPANY WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

That in consideration of Three Hundred Nine Thousand Nine Hundred Dollars and No Cents (\$309,900.00) to the undersigned Grantor, Amazing Homes, LLC, whose mailing address is 5607 Lake Trace Dr, Hoover, AL 35244 (herein referred to as Grantor) in hand paid by the Grantees, herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Dequaris Traneel Reed and Kiara Wilson Reed, whose mailing address is 120 Glengerry Drive, Pelham, AL 35124 (herein referred to as Grantees), as joint tenants, with right of survivorship the following described real estate situated in Shelby County, Alabama, having a mailing address of 120 Glengerry Drive, Pelham, AL 35124, to-wit:

Lot 1012, according to the Final Plat of Glengerry at Ballantrae, as recorded in Map Book 33, Page 139, in the Probate Office of Shelby County, Alabama.

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

\$303,762.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, as joint tenants, with the 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.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is authorized to execute this conveyance has hereto set its signature and seal, this the 17th day of April, 2020.

AMAZING HOMES, LLC

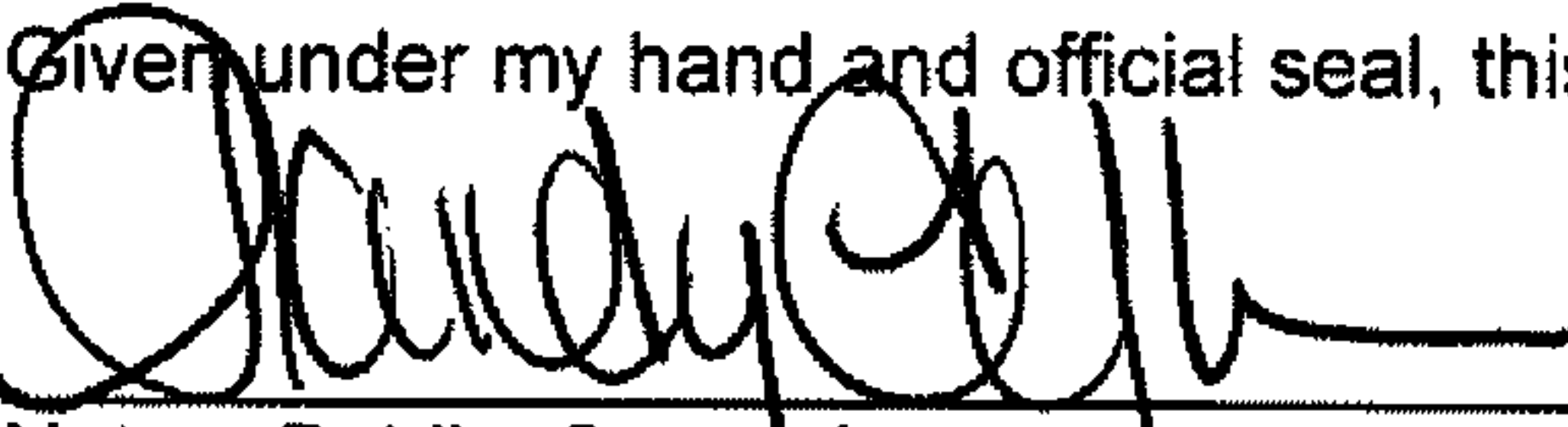


Atef Jabr
Managing Member

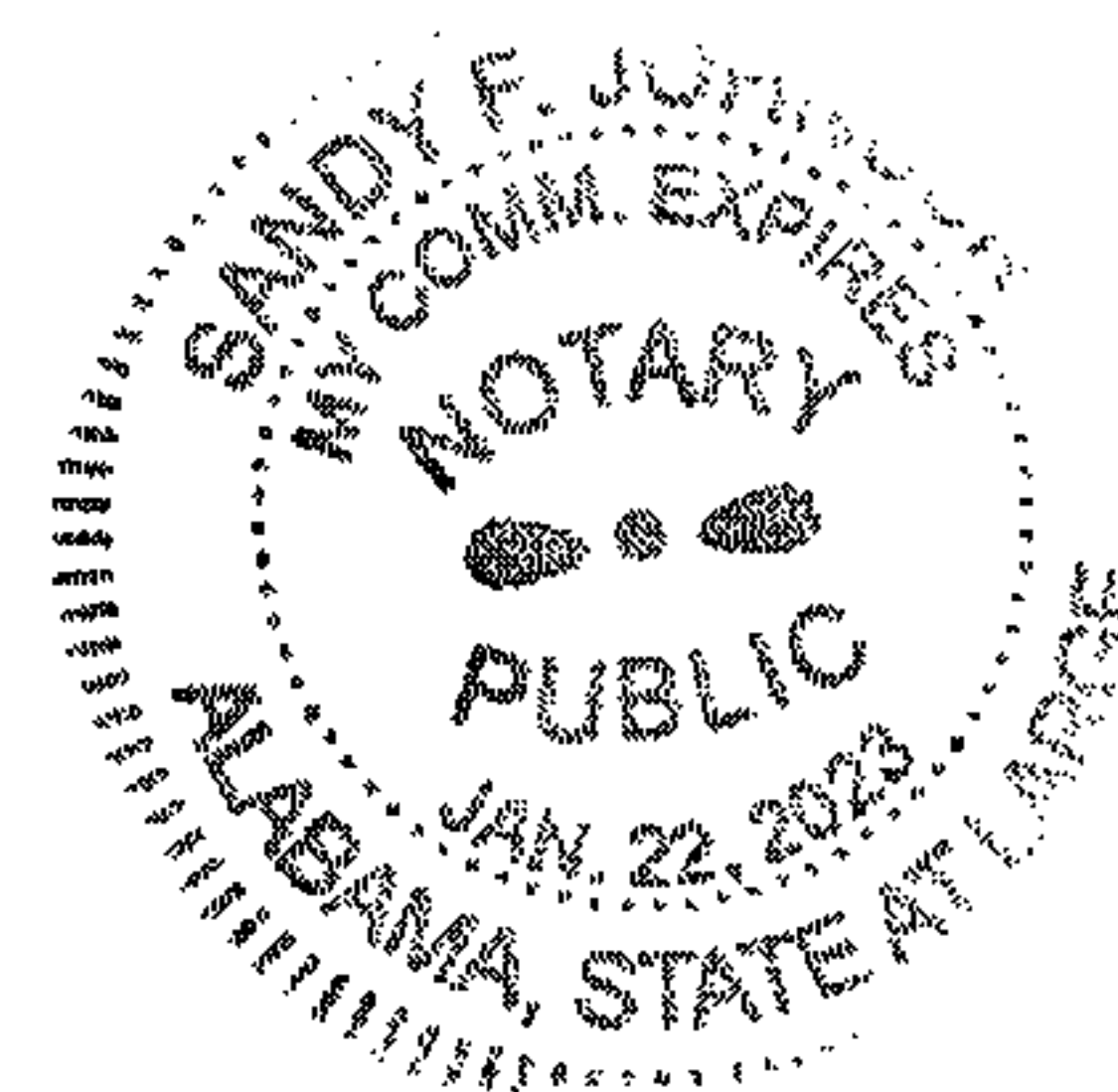
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Atef Jabr, whose name as Managing Member of Amazing Homes, LLC and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, that he/she/they, as such Managing Member, 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 17th day of April, 2020.



Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/24/2020 08:57:04 AM
\$28.50 MIST
20200424000159980

Allen S. Beal