

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Zeeshan Ali
Maryam Syed
210 Creekside Ct.
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty Nine Thousand Dollars and No Cents (\$289,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Russell Kent Lowry and Linda Michelle Lowry, husband and wife, whose mailing address is:

210 Creekside Ct., Pelham, AL 35124

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Zeeshan Ali and Maryam Syed, whose mailing address is: 123 Crestmont Ln., Pelham, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **210 Creekside Ct., Pelham, AL 35124** to-wit:

Lot 230, according to the Final Plat of Holland Lakes, Sector 3, as recorded in Map Book 37, Page 85, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use to Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions and Restrictions executed by Holland Lakes, Inc. and filed in Instrument 20050425000196100 amended by First Amendment recorded in Instrument 20050602000267270 and further amended by Second Amendment recorded in Instrument 20070312000109050 in the Probate Office of Shelby County, Alabama.

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

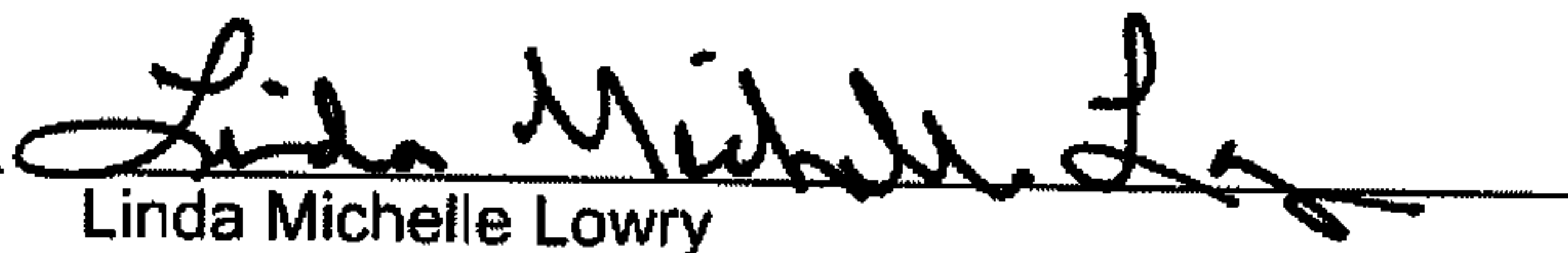
\$274,550.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

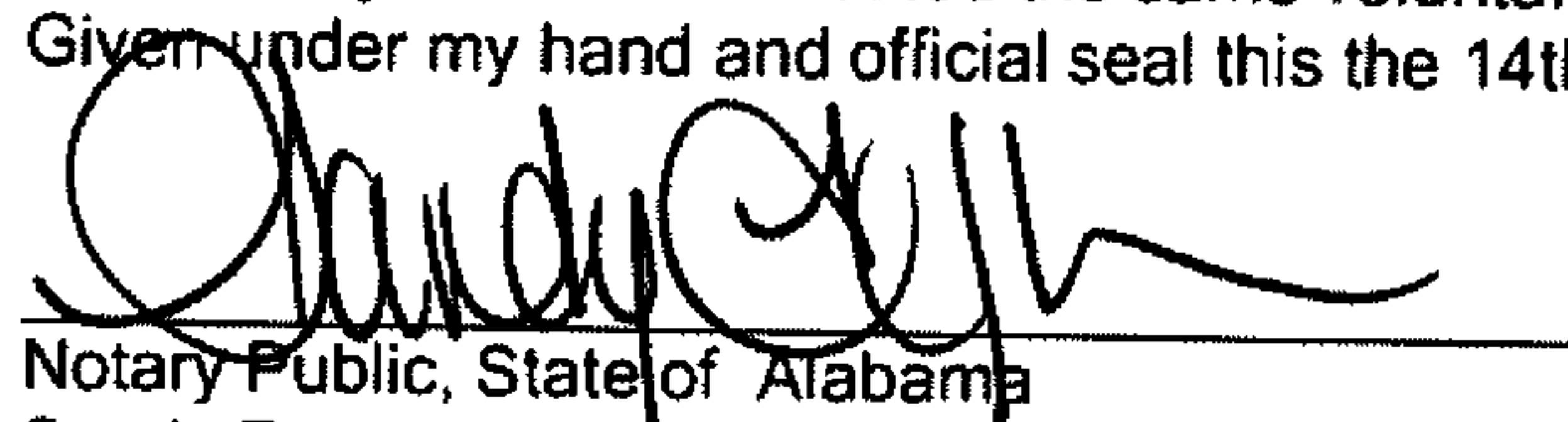
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 14th day of July, 2020.

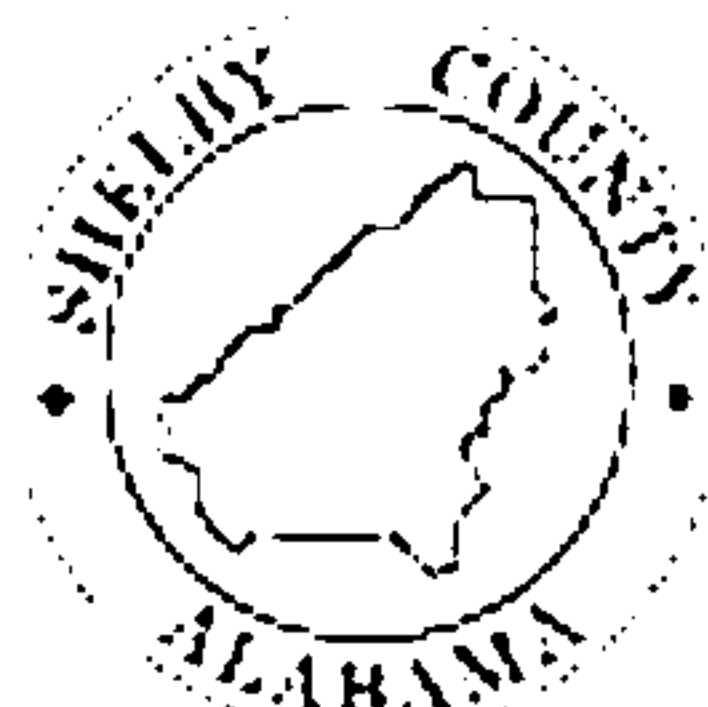

Russell Kent Lowry


Linda Michelle Lowry

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Russell Kent Lowry and Linda Michelle Lowry, whose name 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 has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 14th day of July, 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
07/16/2020 08:40:13 AM
\$36.50 JESSICA
20200716000295670

