

20200729000318720
07/29/2020 03:26:39 PM
DEEDS 1/2

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Suad Yousef
2853 Georgetown Drive
Birmingham, AL 35216

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety-Seven Thousand and 00/100 Dollars and 00/100 Dollars (\$97,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Douglas K Wall, a married man,
(herein referred to as Grantor) do grant, bargain, sell and convey unto
Suad Yousef

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Unit 1102 Building 11 in The Gables, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327 and Real Volume 50, Page 340, and re-recorded in Real Volume 50 Page 942, Real Volume 165, Page 578, and amended in Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real Volume 96, Page 855, and Real Volume 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 amended in Real Volume 50, Page 325, further amended by Real Volume 189, Page 222, Real Volume 222, Page 691; Real Volume 238, Page 241, Real Volume 269, Page 270, and further amended by Eleventh Amendment to Declaration of Condominium as recorded in Real Volume 284, Page 181; together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawings of the Gables Condominium as recorded in Map Book 9, Pages 41 thru 44, and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12 Page 50, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This property is not the homestead of the Grantor, nor the homestead of his spouse.

Preparer has reviewed the title search for this property, however instructed to only prepare a deed conveying to the grantee herein. As such, preparer has made no attempt to clear title requirements and was not engaged to do so.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his/her heirs, and assigns forever, against the lawful claims of all persons.

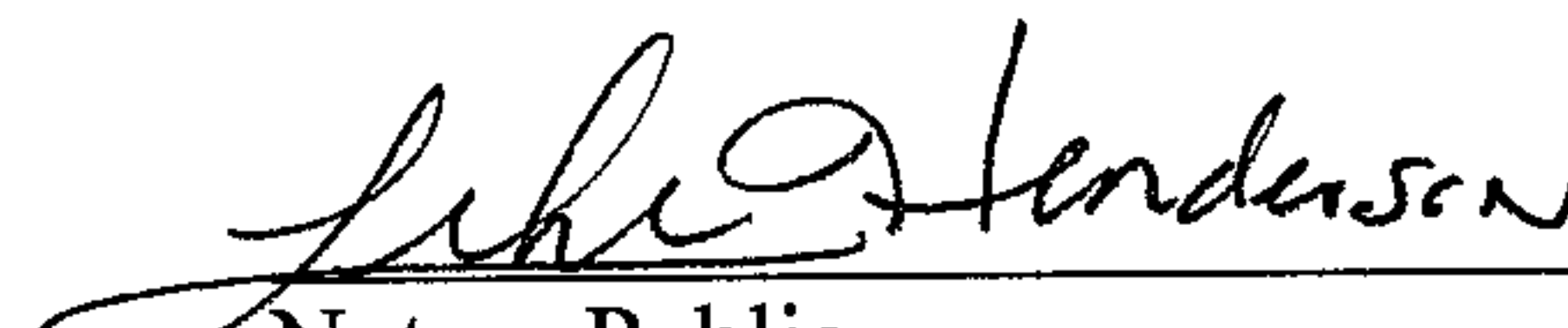
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this July 28, 2020.


Douglas K Wall

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Douglas K Wall, , 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 this instrument, Douglas K Wall executed the same voluntarily on the day the same bears date.

Given under my hand and seal this July 28, 2020.

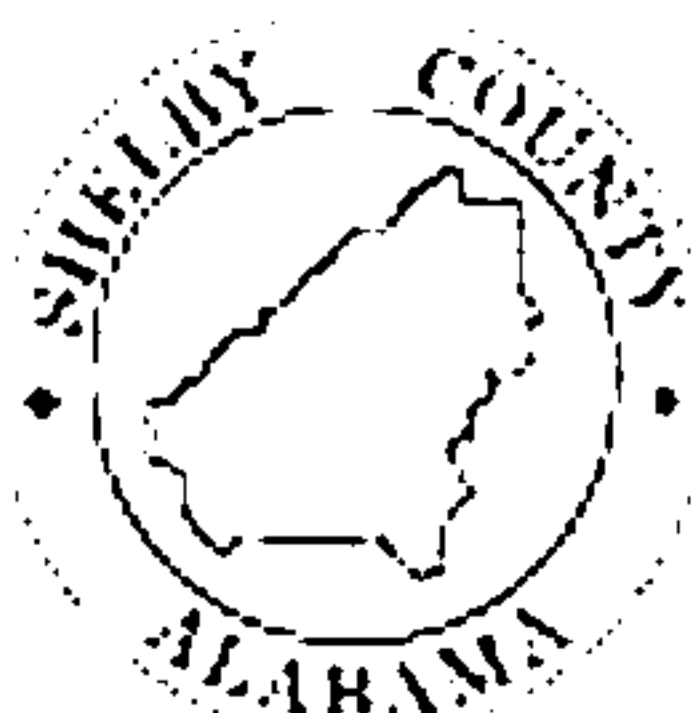

Notary Public



My Commission Expires:

Grantor's Address:
1303 Cedar Creek Drive
Opelika, AL 36801

Property Address:
1102 Gables Dr
Hoover, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2020 03:26:39 PM
\$122.00 CHARITY
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