

20200807000338170
08/07/2020 09:41:52 AM
DEEDS 1/2

Send tax notice to:
Alan J. Hecklinski
29 Ashford Circle
Hoover, AL 35244
HOV2000392

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Eighty Six Thousand and 00/100 Dollars (\$186,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Mohammad Altef Abdul**, a **married man whose mailing address is: 4552 Saint Samons Street; Carrollton, TX 75010**, (hereinafter referred to as "Grantor"), by **Alan J. Hecklinski** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29-A, according to a Resurvey of Lots 25-32, Amended Map of Chase Plantation, as recorded in Map Book 8 Page 117, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

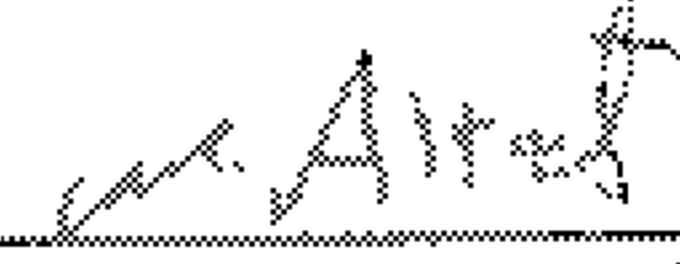
This property does not constitute the homestead of the grantor nor their spouse as defined in §-6-10-3, Code of Alabama

\$139,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

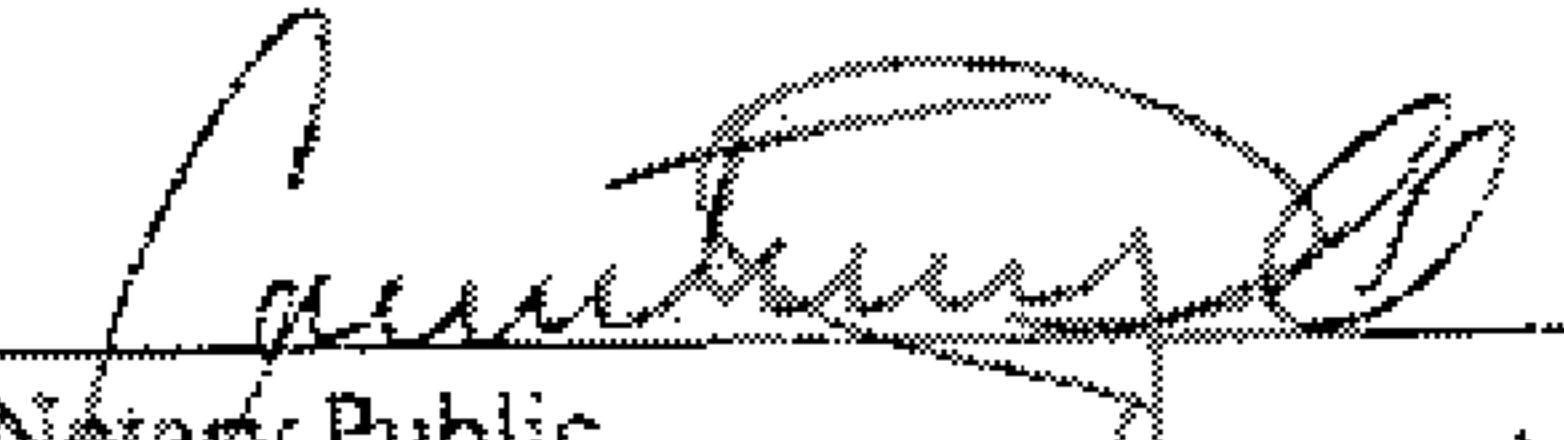
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 4th day of August, 2020.


Mohammad Altef Abdul

STATE OF Texas
COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mohammad Altef Abdul, whose name is 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 the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 11th day of August, 2020.


Notary Public
Print Name Courtney Todd
Commission Expires: May 11, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2020 09:41:52 AM
\$71.50 CHERRY
20200807000338170

