

20200901000386530
09/01/2020 10:57:05 AM
DEEDS 1/4

Upon recording return this instrument to:

Mohamad Walid Kassir and Rima Al Hunaidi
1964 Arbor Court
Hoover, Alabama 35244

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street, Suite 501
Birmingham, Alabama 35203

Mail tax notice to:

Mohamad Walid Kassir and Rima Al Hunaidi
1964 Arbor Court
Hoover, Alabama 35244

RECORDING USE ONLY:

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing
Address:**

South Partnership, L.L.P.
P. O. Box 5462
Birmingham Al 35207

**Grantee's Name and Mailing
Address:**

Mohamad Walid Kassir and Rima Al
Hunaidi
1964 Arbor Court
Hoover, Alabama 35244

Property Address:

1634 Kent Dairy Road
Alabaster, Alabama 35007

Date of Sale:

August 31, 2020

Purchase Price:

\$270,000.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **South Partnership, L.L.P.**, an Alabama registered limited liability partnership (hereinafter referred to as the "Grantor"), in hand paid by **Mohamad Walid Kassir** and wife, **Rima Al Hunaidi**, adult persons (hereinafter referred to as the "Grantees"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, a parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantees, and their heirs and assigns, forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD to the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does for itself and for its successors and assigns covenant with the Grantees, their heirs and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the Property to the Grantees, their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer or representative as of the 31st day of August, 2020.

Grantor:

South Partnership, L.L.P.

By: South Partnership LLP

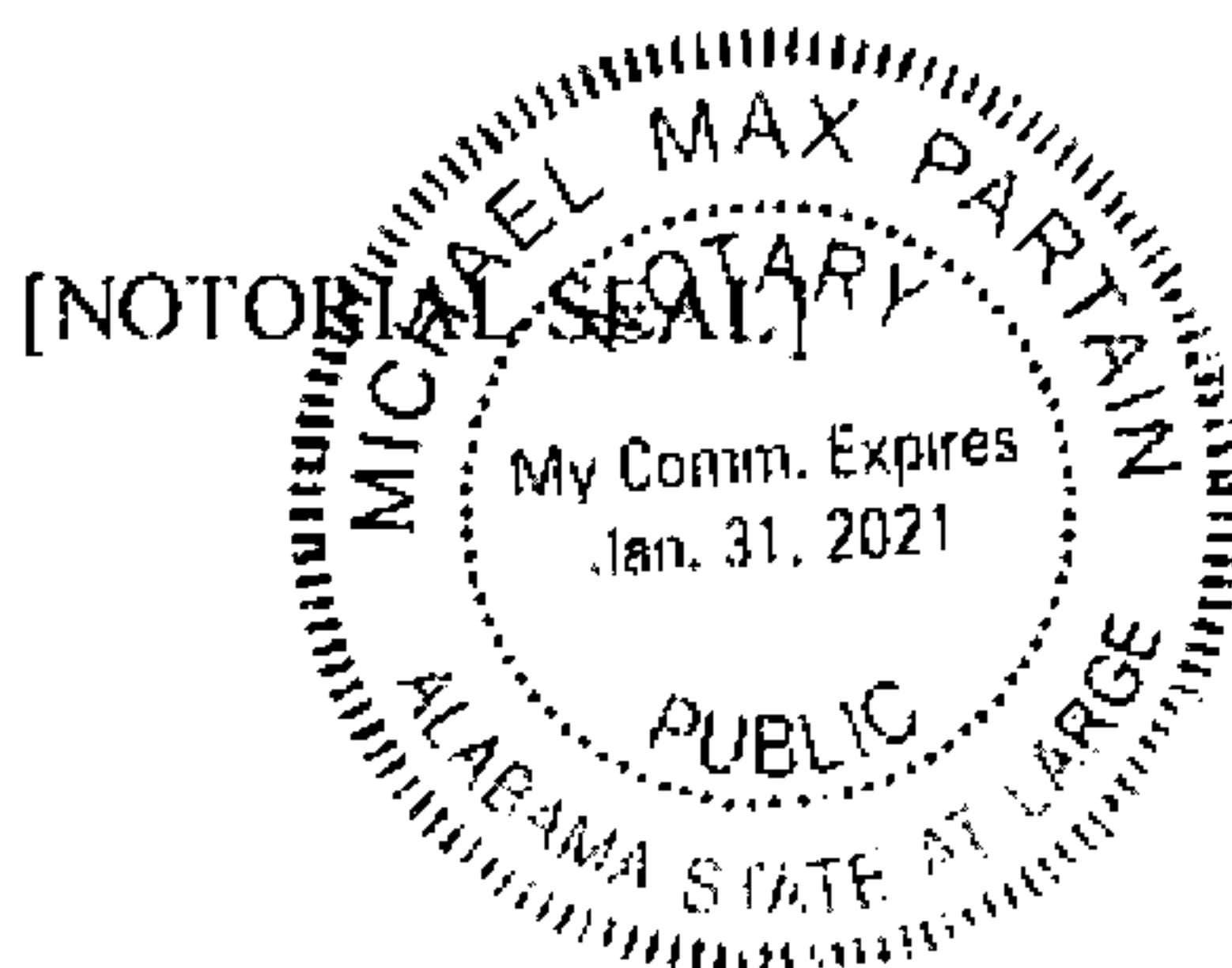
Name: Jeff South

Its: managing member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jeff South, whose name as Managing Member of **South Partnership, L.L.P.**, an Alabama registered limited liability partnership, 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, he, in such capacity and with full authority, executed the same for and as the act of said limited liability partnership.

Given under my hand and official seal this 31st day of August, 2020.



Michael Partain
Notary Public
My commission expires: _____

EXHIBIT A

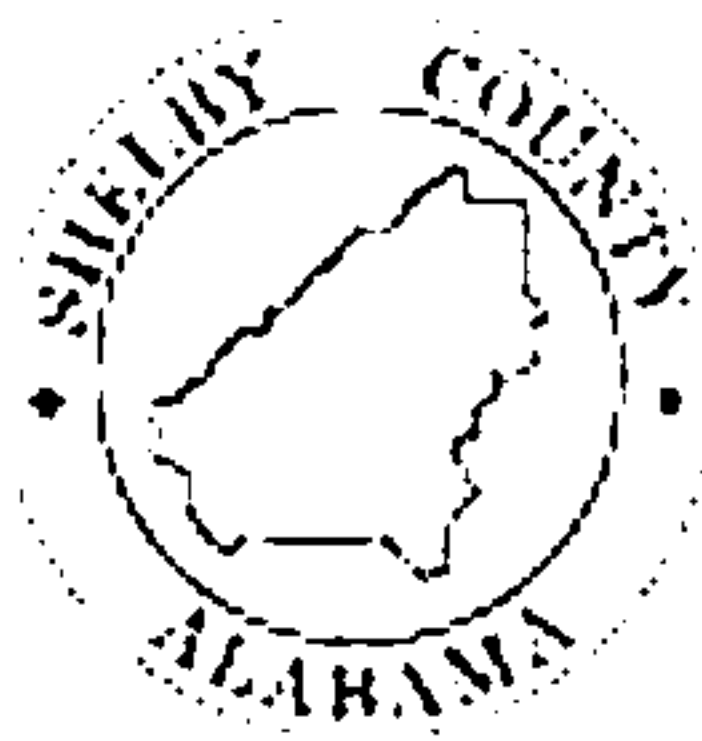
Legal Description of the Property

Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West; thence run South 0 degrees 52 minutes 06 seconds West along the west line of said 1/4 1/4 Section 80.72 feet to a point, said point being on the south right of way of County Road 26 (80 foot right of way); thence run South 86 degrees 20 minutes 40 seconds East, along said right of way, 131.28 feet to the beginning of a curve to the left, said curve having a radius of 2135.09 feet and a central angle of 6 degrees 07 minutes 47 seconds, said curve being subtended by a chord which bears South 89 degrees 24 minutes 33 seconds East a distance of 228.31 feet; thence run easterly along the arc of said curve and along said right of way 228.42 feet to the end of said curve; thence run North 87 degrees 31 minutes 33 seconds East along said right of way 67.68 feet to the Point of Beginning; thence continue along the last described course, 203.33 feet; thence run South 0 degrees 52 minutes 06 seconds West 220.52 feet; thence run North 89 degrees 07 minutes 54 seconds West 202.99 feet; thence run North 0 degrees 52 minutes 06 seconds East 208.67 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2020, a lien, but not yet payable, until October 1, 2020, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
4. Right-of-way for public road in favor of Shelby County, Alabama, as recorded in Deed Record 216, Page 854, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2020 10:57:05 AM
\$301.00 JESSICA
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Allen S. Bayl