

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
Birmingham, AL 35209

Hira Saeed
423 Appleford Rd
Helena AL 35080

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHEIBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Amazing Homes LLC, an Alabama Limited Liability Company** whose mailing address is: 5607 Lake Trace Dr Hoover AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Hira Saeed** whose mailing address 423 Appleford Helena AL 35080 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **423 Appleford Road, Helena, AL 35080**

LOT 347, ACCORDING TO THE SURVEY OF AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 147A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to 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.

Subject to rights of redemption from foreclosure sale on August 31, 2020. Said foreclosure deed being recorded in Instrument No 202010020000446280

\$340,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11 day of Nov, 2020.

Amazing Homes, LLC

[Signature]
Its authorized member

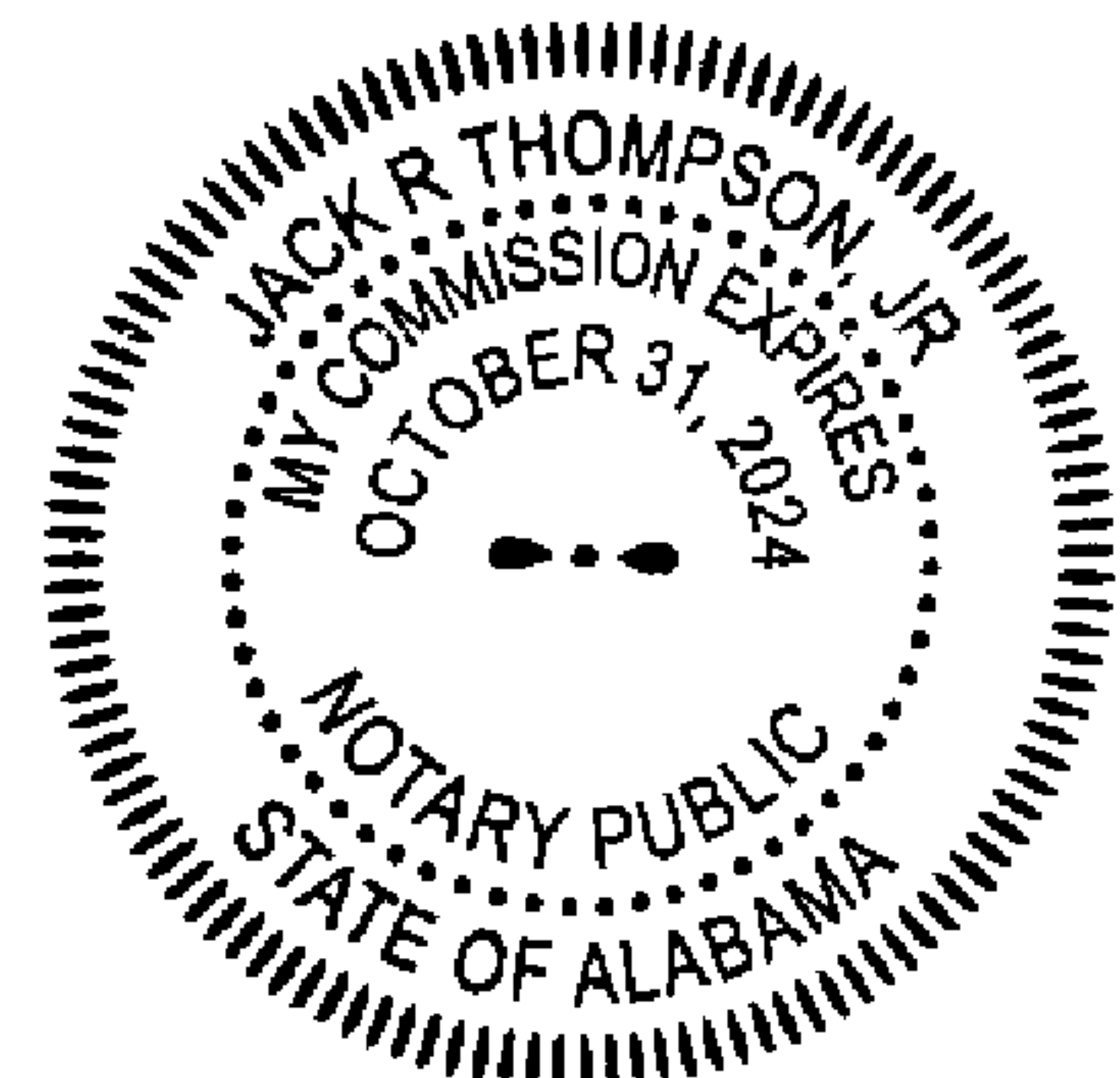
STATE OF ALABAMA

JEFFERSON COUNTY

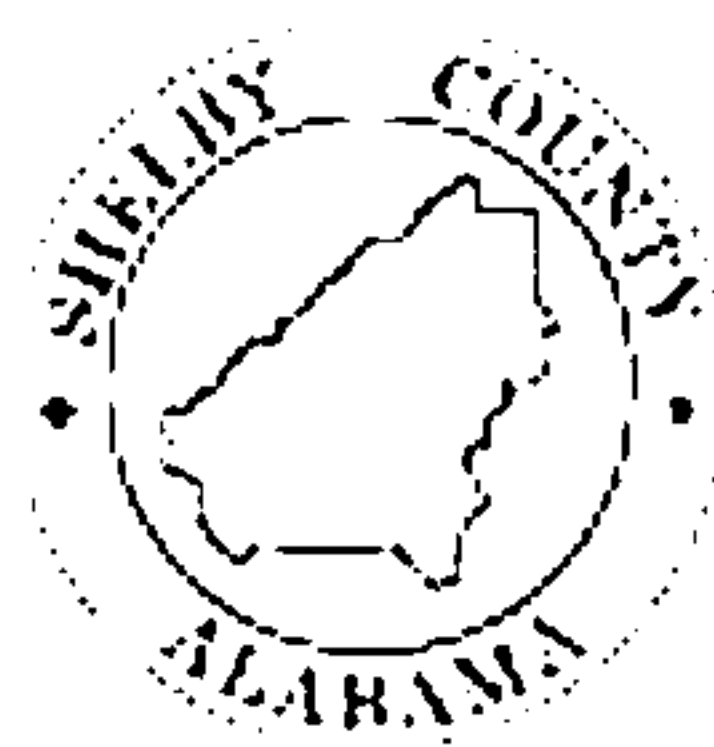
I, Jack R. Thompson Jr, a Notary Public in and for said county in said state, hereby certify that Atif Awad Tahir as authorized member of **Amazing Homes, LLC, an Alabama Limited Liability Company** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/ she, in her capacity as authorized member executed the same voluntarily and with full authority on behalf of the Company..

WITNESS my hand and official seal in the county and state aforesaid this the 12 day of Nov, 2020

My Commission Expires: 10/31/2024
[Signature]
Notary Public



(SEAL)
ATB 1931



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2020 09:09:21 AM
\$26.00 CHERRY
20201116000521540

Allie S. Bayl