

20201217000578600  
12/17/2020 08:49:42 AM  
DEEDS 1/2

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Muhammad Zohair  
Sarah Akbar3430 Wildewood Dr.  
Pelham, AL 35124

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Nine Thousand Dollars and No Cents (\$149,000.00) 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 whereof is acknowledged, I or we

**Gilad Oz, a married man whose mailing address is:**

3430 Wildewood Dr. Pelham AL 35124

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

**Muhammad Zohair and Sarah Akbar, whose mailing address is:**

3430 Wildewood Dr., Pelham, AL 35124

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 3430 Wildewood Dr., Pelham, AL 35124 to-wit:

Lot 14, Block 2, according to the Survey of Wildewood Village, First Addition, as recorded in Map Book 8, Page 38, in the Probate Office of Shelby County, Alabama.

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

THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

\$111,750.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 warrants 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 7 day of December, 2020.

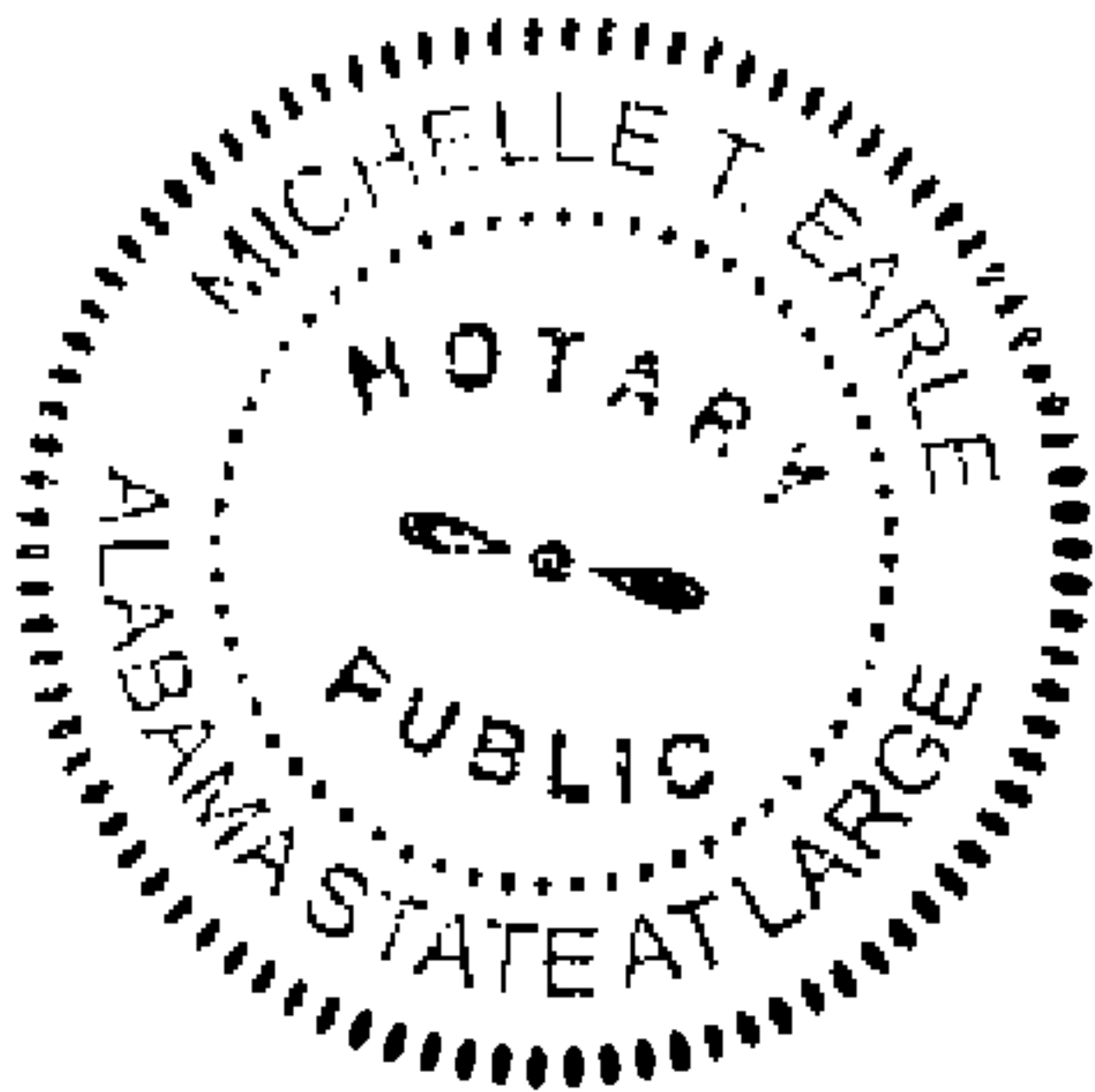
*Gilad Oz by Chris Maze his attorney in fact*  
Gilad Oz by Chris Maze his attorney in fact

State of Alabama  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Maze attorney in fact for Gilad Oz, and whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily and with full authority as said attorney in fact on the day the same bears date.

Given under my hand and official seal this the 7th day of December, 2020.

*Michelle T. Earle*  
\_\_\_\_\_  
Notary Public, State of Alabama  
*Michelle T. Earle*  
\_\_\_\_\_  
Printed Name of Notary  
My Commission Expires: 11-1-2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/17/2020 08:49:42 AM  
\$62.50 CHARITY  
20201217000578600

*Allie S. Boyd*