

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Hassan Alawieh
Rusul Almukhtar
1060 Regency Way
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Six Hundred Thirty Four Thousand Five Hundred and 00/100 Dollars (\$634,500.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, BEN HOLLINGER, and CAROL A. HOLLINGER, Husband and Wife (herein referred to as GRANTOR) do grant, bargain, sell and convey unto HASSAN ALAWIEH and RUSUL ALMUKHTAR as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

See Exhibit "A" Attached.

All of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and 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 persons.

Dated this 2nd day of December, 2020.

CAROL A Hollinger BY BEN Hollinger . AS ATTORNEYS-IN-FACT
CAROL A. HOLLINGER

BEN Hollinger
BEN HOLLINGER



20201217000578840 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/17/2020 09:14:31 AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BEN HOLLINGER, individually and as Attorney-in-Fact for CAROL A. HOLLINGER, 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, individually and in his capacity as Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of December, 2020.

JAG
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2021

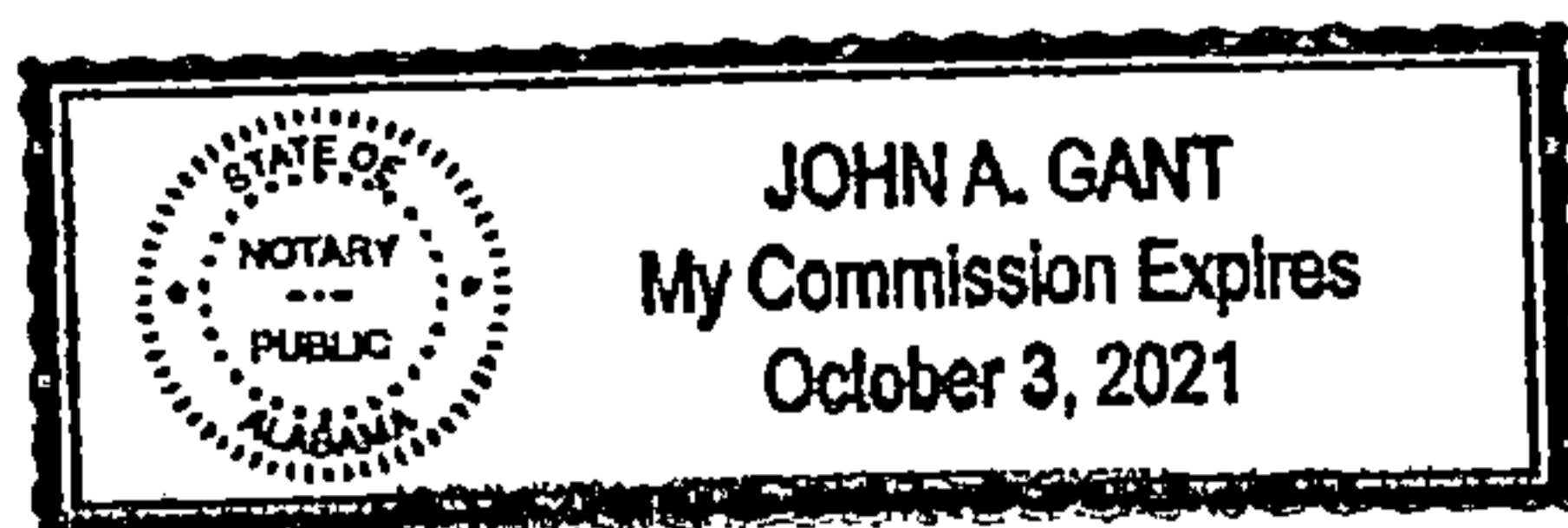


EXHIBIT "A"

Lot 2912, according to the Survey of Highland Lakes, 29th Sector, an Eddleman Community, as recorded in Map Book 36, Pages 33 A, B, C & D, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH non-exclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes; a Residential Subdivision, recorded as Instrument 1994-07111; First Amendment to Declaration as recorded in Instrument 1996-17543 and Second Amendment to Declaration as recorded in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes Residential Subdivision, 29th Sector, recorded in Instrument 20051229000667930 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



20201217000578840 3/4 \$32.00
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ben & Carol Hollinger
Mailing Address 1159 Country Club Cir.
Hoover, AL 35244

Grantee's Name Hassan Alawieh &
Rusul Almukhtar
Mailing Address 1060 Regency Way
Birmingham, AL 35242

Property Address 1060 Regency Way
Birmingham, AL 35242

Date of Sale 12/02/2020
Total Purchase Price \$ 634,500.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other



20201217000578840 4/4 \$32.00
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* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 12/02/2020

Print John A. Gant

Sign 
(Owner) (Agent) circle one