

Send tax notice to:
MARK W DUNCAN
5312 CAHABA VALLEY COVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

20201030

20210122000034810
01/22/2021 08:12:25 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **NABIL A FINO and AREEJ N FINO, husband and wife**, whose mailing address is: 5523 Anchors Way, Liberty Twp OH 45011 (hereinafter referred to as "Grantors") by **MARK W DUNCAN** whose property address is: **5312 CAHABA VALLEY COVE, BIRMINGHAM, AL, 35242** 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:

A parcel of land located in the NE ¼ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the SW corner of the NW ¼ of the NE ¼ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, thence N 01°03;59"W, 669.50 feet to a ½" rebar on the north side of Cahaba Valley Cove Easement, said easement being a 50 foot wide easement; thence S 87°51'17"E, along the north side of said 50' wide easement for a distance of 555.40 feet to a ½" rebar on the western ROW of Cahaba Valley Road (AKA Alabama Hwy. 119); (80' ROW); thence S 30°10'39"W along said western ROW for a distance of 1070.32 feet to a ½" rebar; thence leaving said ROW, N 00°56'08"W for a distance of 276.70 feet to the POINT OF BEGINNING of the parcel of land herein described. Said parcel containing 6.02 acres, more or less. Less and except any right of way.

Being the same parcel of land described in that certain Boundary Survey of 5312 Cahaba Valley Cove, Birmingham, AL 35242, Prepared by J. Clayton Lynch, P.L.S., AL, Reg. No. 34331, of Southern Cross Surveying, LLC, and known as Project No. 20134, dated December 23, 2020.

SUBJECT TO:

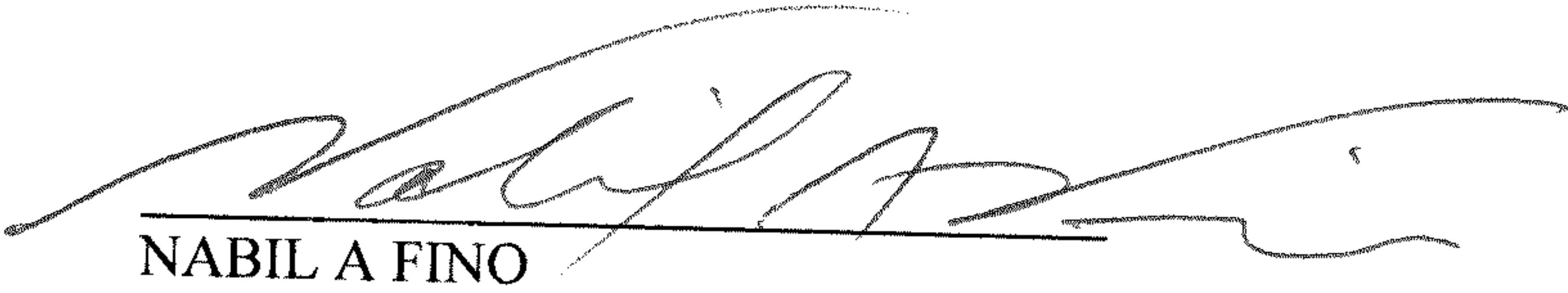
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Less and except any portion of subject property lying in an existing road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

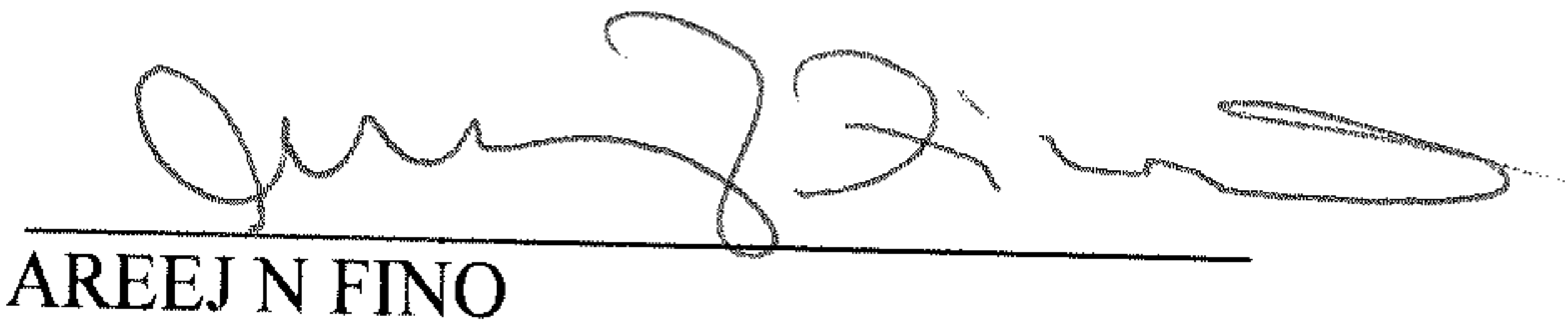
\$180,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19th day of January, 2021.


NABIL A FINO

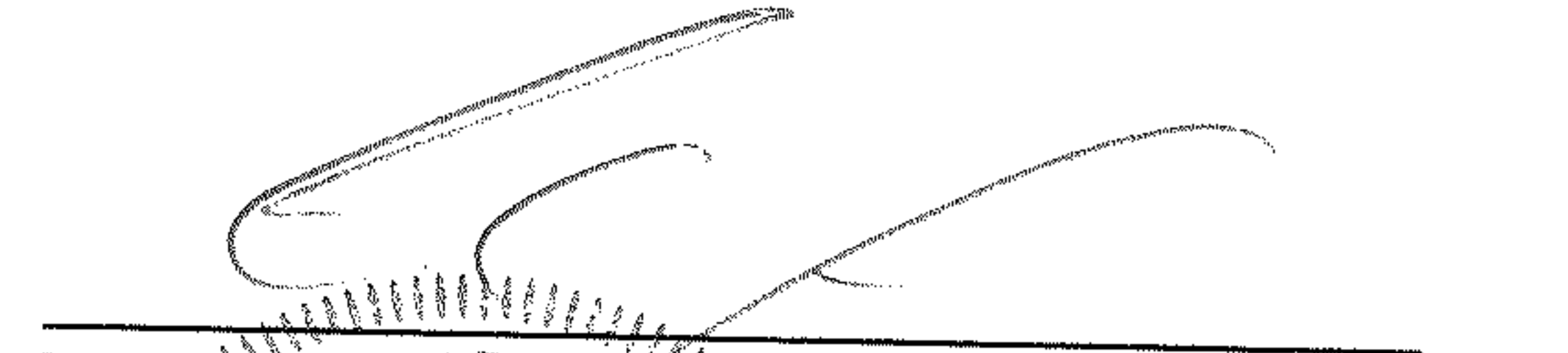
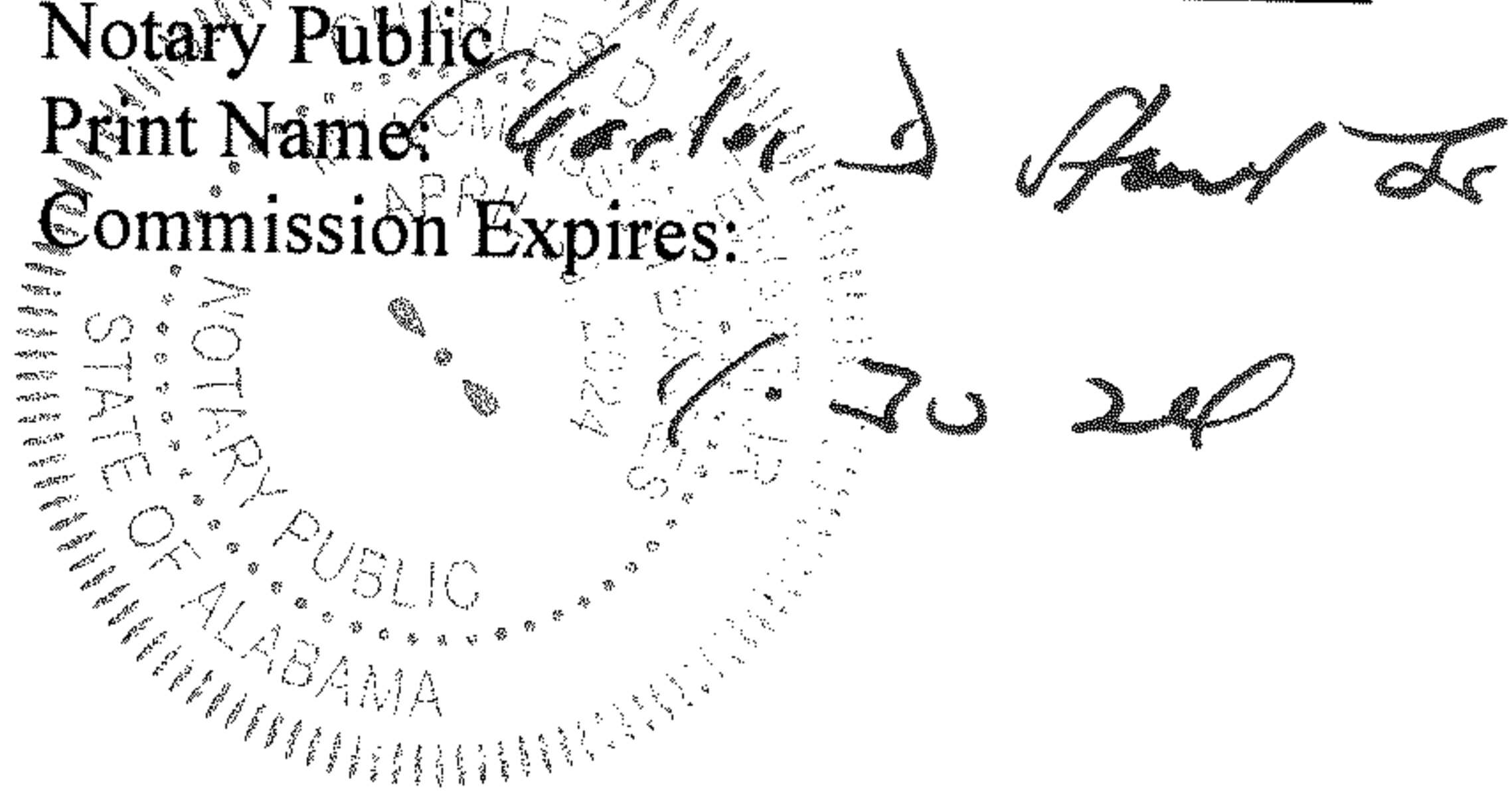

AREEJ N FINO

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NABIL A FINO and AREEJ N FINO whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of January, 2021.


Notary Public
Print Name: *Charles J. Hunt Jr.*
Commission Expires: *11.30.24*




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/22/2021 08:12:25 AM
\$250.00 CHERRY
20210122000034810

Allen S. Bayl