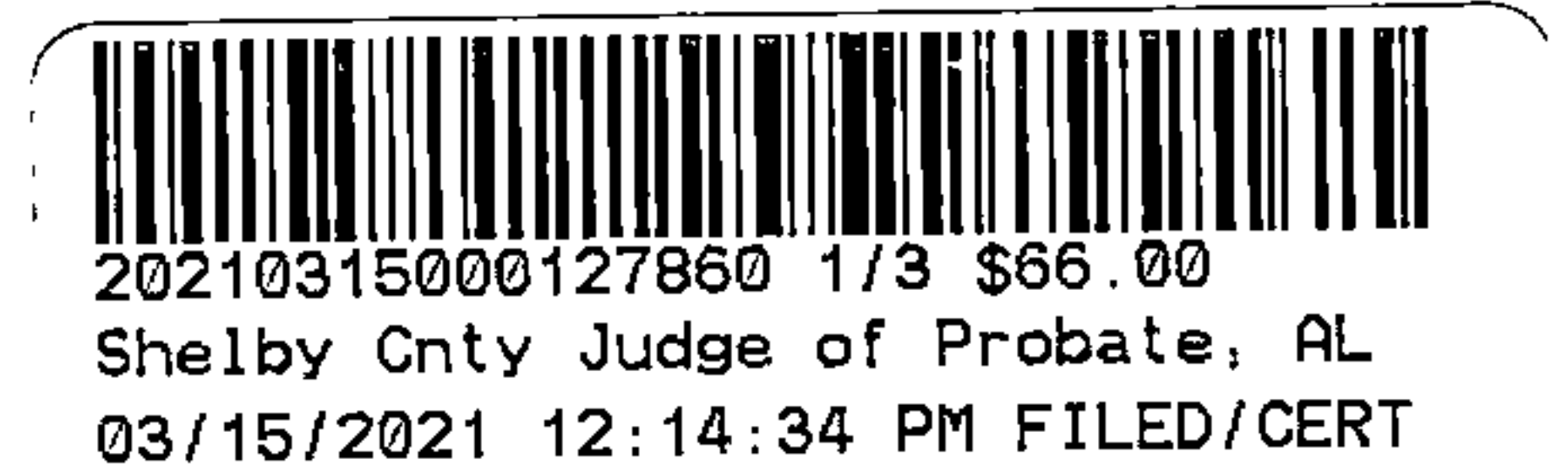


Property Address:
484 Highway 57
Vincent, AL 35178

Grantee's Address:
484 Highway 57
Vincent, AL 35178

WARRANTY DEED
WITH RIGHTS OF SURVIVORSHIP



State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Five Thousand Five Hundred Forty Five Dollars and no/100, (\$105,545.00), and other good and valuable consideration in hand paid to A. Edward Fawwal and Cynthia B. Fawwal, husband and wife (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, we, A. Edward Fawwal and Cynthia B. Fawwal, do hereby GRANT, BARGAIN, SELL and CONVEY unto Micah Brent Garrett and Jacqueline D. Garrett, (hereinafter referred to as "Grantee(s)"), as joint tenants with rights of survivorship, the following described real property situated in Shelby County, Alabama, to-wit:

The East half of the Northeast quarter of the Northwest quarter of Section 34, Township 18 South, Range 2 East; and also all that part of the Southeast quarter of the Southwest quarter of Section 27, Township 18 South, Range 2 East, lying Southeast of Shelby County Highway #57, all situated in Shelby County, Alabama.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

Purchase money mortgage in the amount of \$69,000.00 closed simultaneously
TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and herewith appurtenances thereunto belonging, or in anywise appertaining.

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 the joint tenancy hereby created is served 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 warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 25 of February, 2021.

Shelby County, AL 03/15/2021
State of Alabama
Deed Tax: \$37.00

A. Edward Fawwal
A. Edward Fawwal
Cynthia B. Fawwal
Cynthia B. Fawwal

STATE OF ALABAMA
COUNTY OF ST. CLAIR

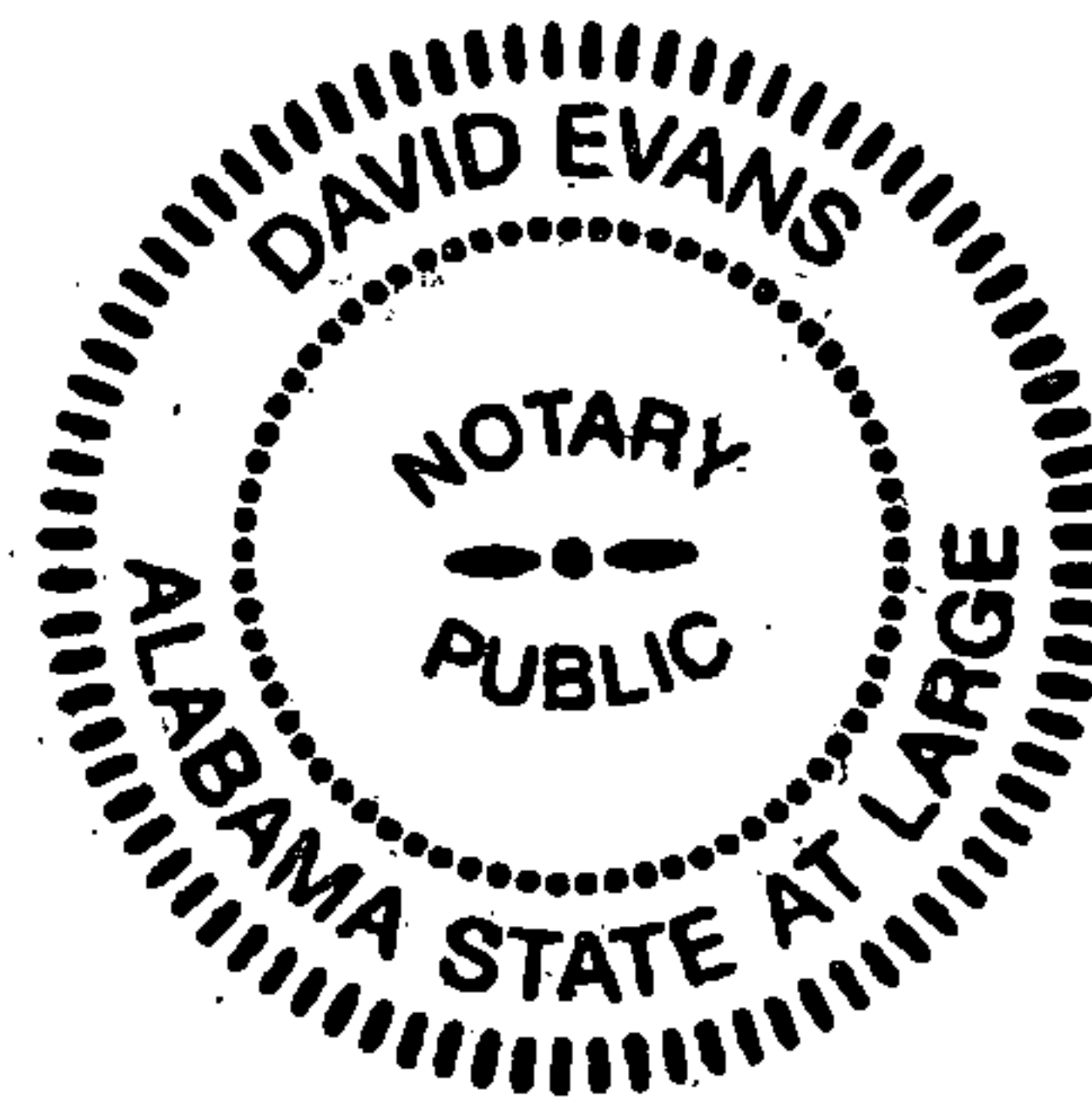
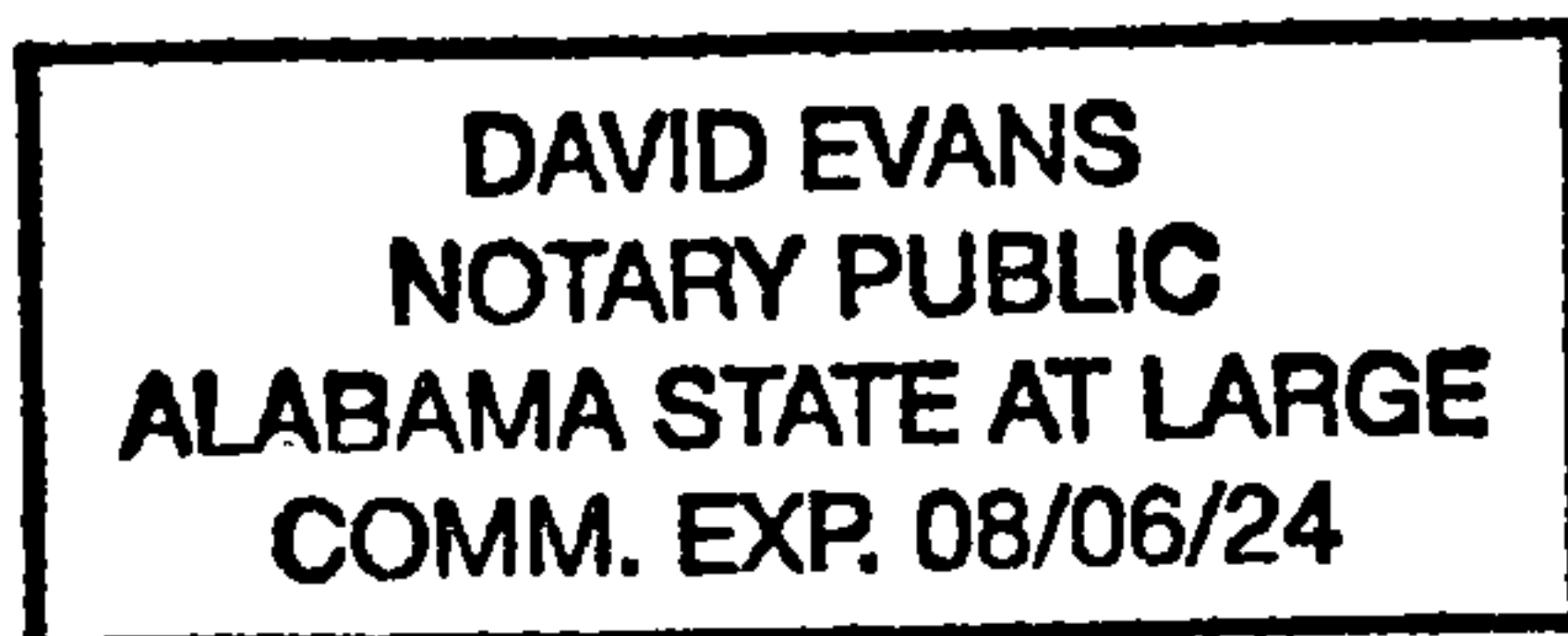
I, the undersigned Notary Public in and for said County and State, hereby certify that A. Edward Fawwal and Cynthia B. Fawwal whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2021.



Notary Public

My Commission Expires:



20210315000127860 2/3 \$66.00
Shelby Cnty Judge of Probate, AL
03/15/2021 12:14:34 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name A. Edward Fawwal and Cynthia B. Fawwal
Mailing Address _____

Grantee's Name Micah Brent Garrett and Jacqueline D. Garrett
Mailing Address _____

Property Address 484 Highway 57
Vincent, AL 35178

112 Maple Leaf Trail
Wilsonville, AL 35186

Date of Sale February 25, 2021

Total Purchase Price \$105,545.00

Or

Actual Value \$ _____

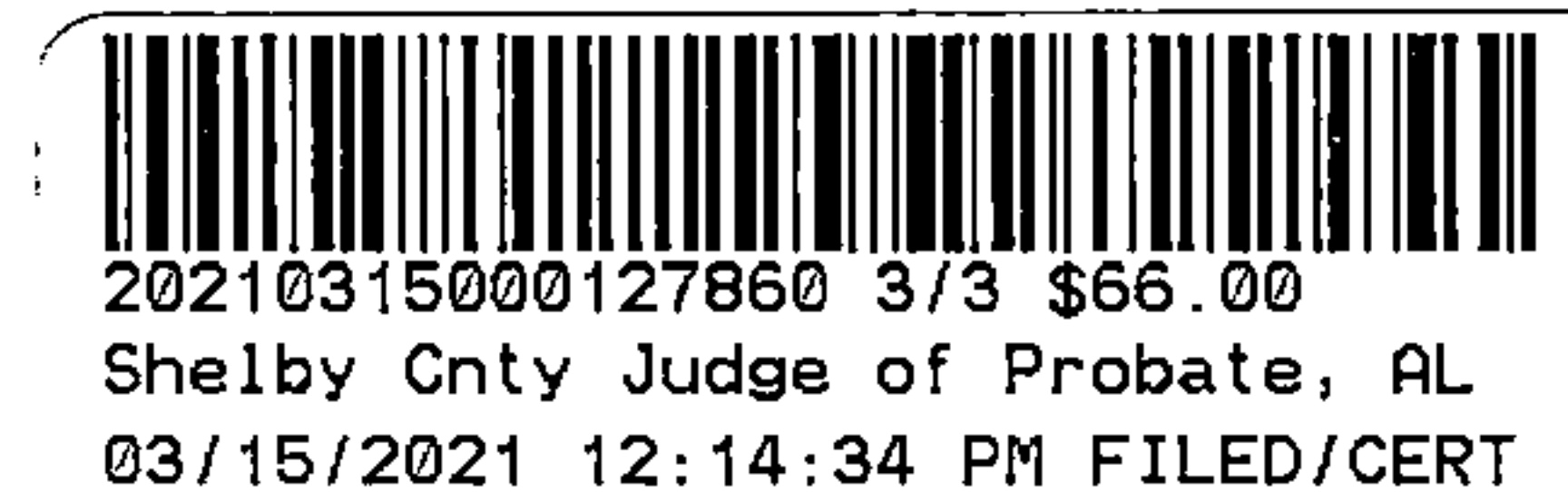
Or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other:



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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, if available. 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, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, 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 will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-25-21 Print David Evans

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/ Owner/Agent) circle one