

20210408000176190  
04/08/2021 08:36:33 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Sana F. Yasein and Mohamed Allami  
161 Village Ln.  
Pelham, AL 35124-2093

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
BHM2100294

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Judith E. Arthur, an unmarried woman**, whose address is 4922 State Hwy 20 East, Freeport, FL 32439 (hereinafter "Grantor", whether one or more), by **Sana F. Yasein and Mohamed Allami** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 161 Village Ln., Pelham, AL 35124-2093, to-wit:**

**Lot 26, according to the Final Plat of High Ridge Village Phase 6, as recorded in Map Book 30, Page 114, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$265,109.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

Judith E. Arthur is the surviving grantee of that certain deed recorded in Instrument No. 20040610000313580, in the Probate Office of Shelby County, Alabama; the other grantee, Russell L. Arthur, having died on or about September 9, 2013.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of April, 2021.

*Judith E. Arthur*  
*By Paul F. Arthur*  
*Attorney-in-Fact*

**Judith E. Arthur**

**by Paul F. Arthur, 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 Paul F. Arthur, as Attorney in Fact for Judith E. Arthur, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of April, 2021.

*[Signature]*



Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/08/2021 08:36:33 AM  
\$30.00 CHERRY  
20210408000176190

*Allen S. Bayl*