

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

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04/14/2021 12:13:58 PM
DEEDS 1/1

Send Tax Notice To:
Mourad Hammouti
Damae Yajjou
178 Gardenside Dr.
Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Two Thousand Dollars and No Cents (\$222,000.00)** 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

~~an unmarried man~~

Paul E. Cannon II, ~~an unmarried man~~, whose mailing address is:

178 Gardenside Dr., Alabaster, AL 35007

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

Mourad Hammouti and Damae Yajjou, whose mailing address is:

812 Riverhaven Cir., Birmingham, AL 35244

(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: 178 Gardenside Dr., Alabaster, AL 35007 to-wit:

Lot 20, according to the Survey of Grande View Garden & Townhomes, First Addition, as recorded in Map Book 26, Page 16 in the Probate Office of Shelby County, Alabama.

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

The property herein conveyed does not constitute the homestead of the grantor, nor that of his spouse, neither is it contiguous thereto.

\$222,000.00 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 warrant 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 8th day of April, 2021



Paul E. Cannon II

State of Alabama
County of Shelby

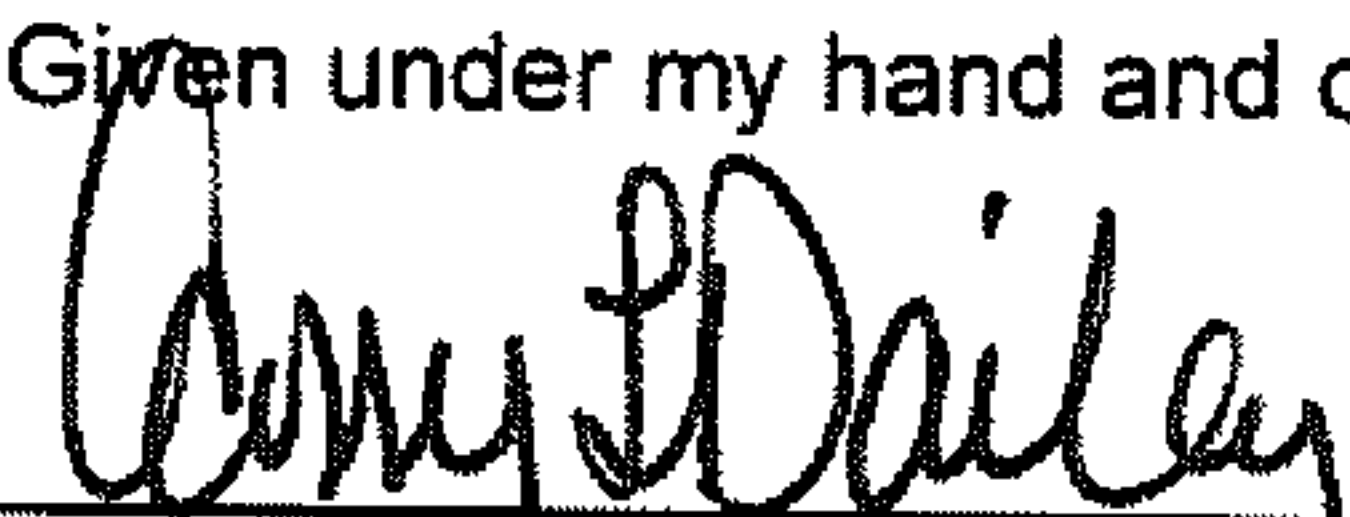


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/14/2021 12:13:58 PM
\$23.00 CHERRY
20210414000186020

Allen S. Bayl

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul E. Cannon II, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of April, 2021.



Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022

