

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Bruce Addison
Adriana Addison
513 Windchase Circle
Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Sixty Thousand Dollars and No Cents (\$360,000.00)** 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

Mohamed Allami, an unmarried person, and Sana Yasein, an unmarried person, whose mailing address is:

161 Village Ln Pelham AL 35124

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

Bruce Addison and Adriana Addison, whose mailing address is:

513 Windchase Circle, Birmingham, AL 35242

(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: 513 Windchase Circle, Birmingham, AL 35242 to-wit:

Lot 16, according to the Survey of Windchase, Givianpour's Addition to Meadow Brook, recorded in Map Book 18, Page 55 A&B, in the Probate Office of Shelby County, Alabama.

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

\$288,000.00 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 warrants 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 29 day of March, 2021.

Mohamed Allami

Mohamed Allami

Sana Yasein

sana Yasein

State of Alabama

County of Tellusson

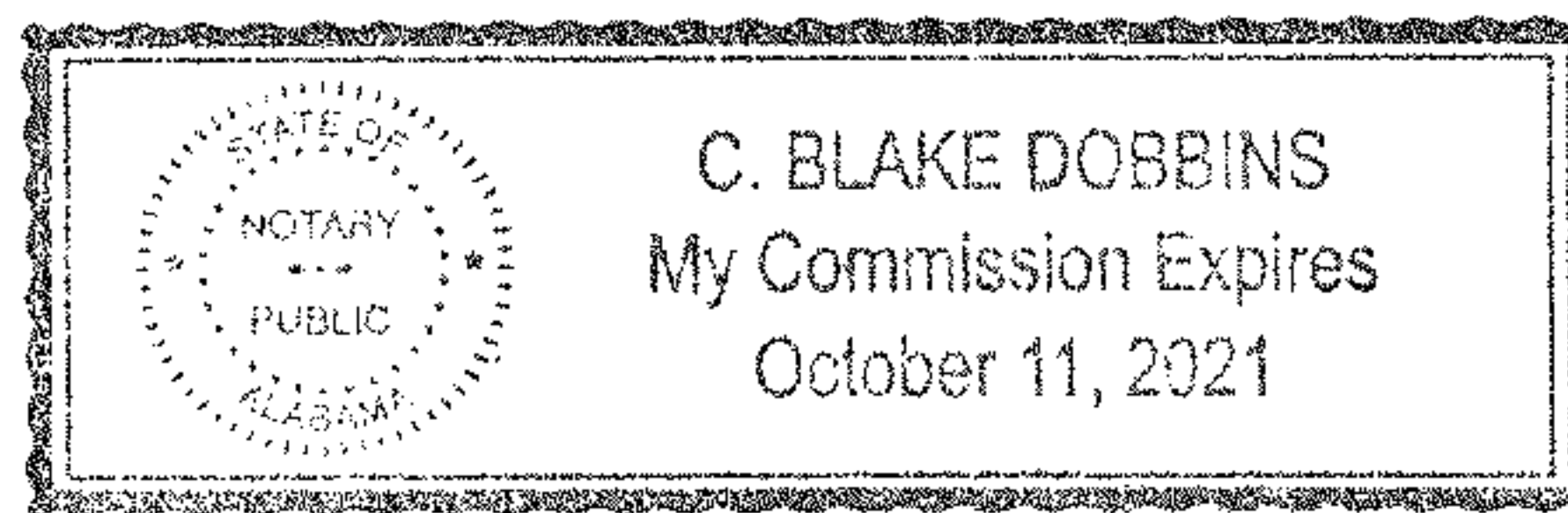
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sana Yasein, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed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

Given under my hand and official seal this the 29th day of March, 2021.

C. Blake Dobbins

Notary Public, State of Alabama
C. Blake Dobbins

Printed Name of Notary
My Commission Expires: _____



IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this _____ day of _____.

Mahamed Allami

State of Texas

County of Hays

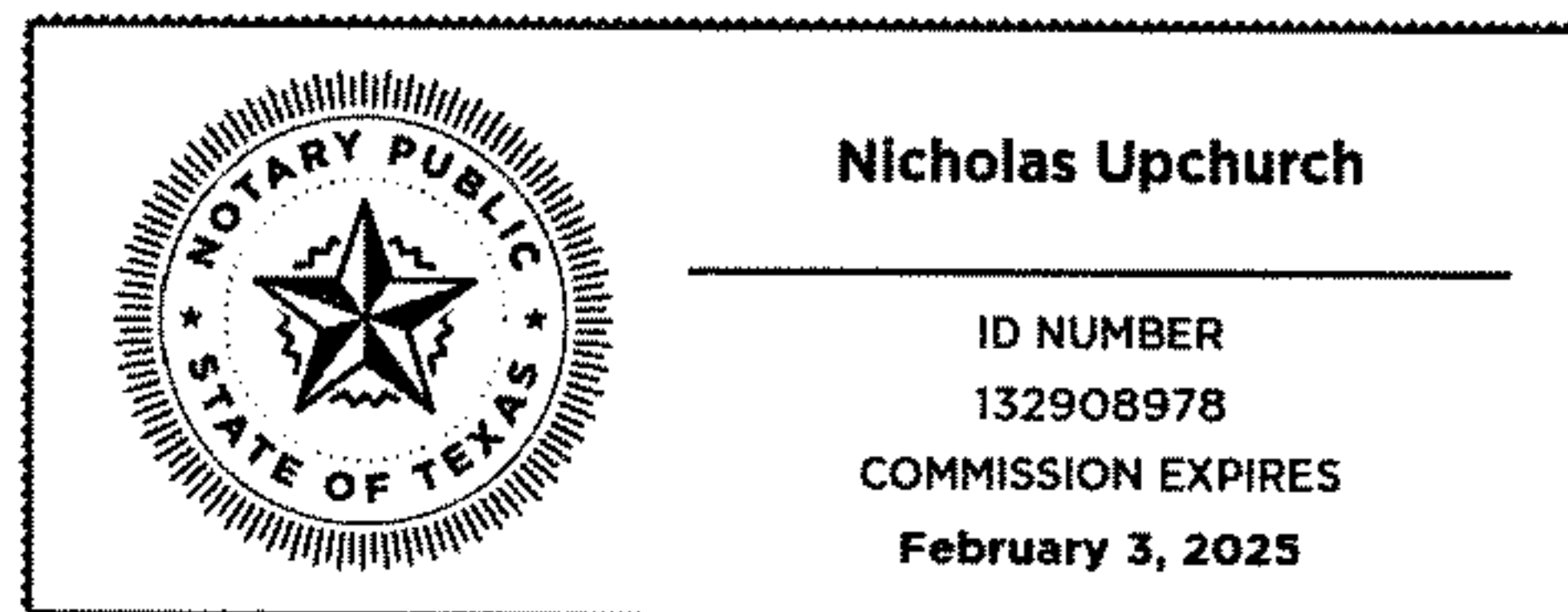
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , whose name (s) is/are Mohamed Allami signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed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

Given under my hand and official seal this the 29th day of March, 2021.

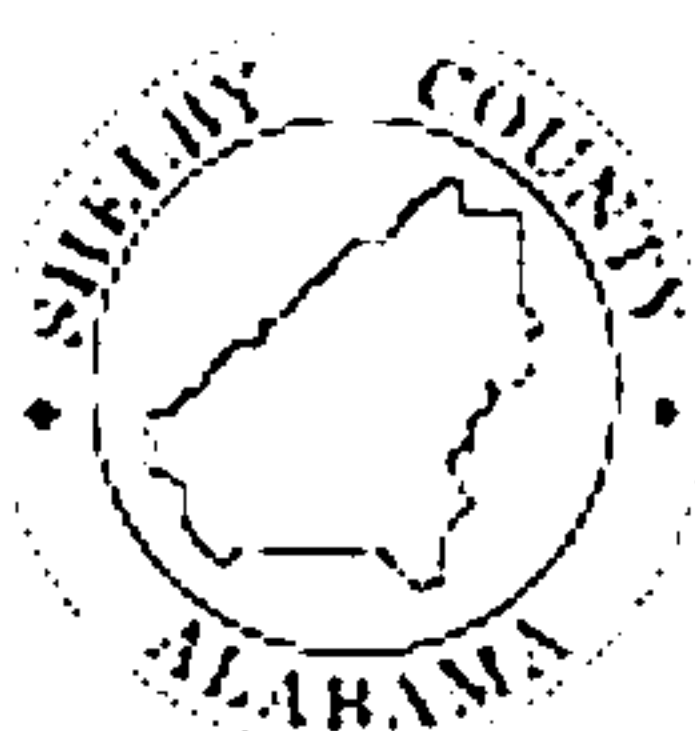
Nicholas Upchurch

Notary Public, State of Texas
Nicholas Upchurch

Printed Name of Notary
My Commission Expires: 02/03/2025



Notarized online using audio-video communication



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2021 12:31:10 PM
\$385.00 CHERRY
20210415000188380

Allie S. Bayl