

Send tax notice to:
Yousef Obaid Sr. and Khalil Amin Obaid
203 Cambrian Ridge Trl
Pelham, AL 35124
PEL2100310

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Fifty Nine Thousand and 00/100 Dollars (\$159,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Christopher M. Salmon, an unmarried man, and Mandie Ann Duke fka Mandie A. Salmon, a married woman**, whose mailing address is: 22690 River Road South, Daphne, AL 36526 (hereinafter referred to as "Grantors") by **Yousef Obaid Sr. and Khalil Amin Obaid**, whose mailing address is: 203 Cambrian Ridge Trl, Pelham, AL 35124 (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, in the Probate Office of Shelby County, Alabama.

Mandie Ann Duke is one and the same person as Mandie A. Salmon, grantee in that certain deed recorded in Instrument No. 20030523000321670, in the Probate Office of Shelby County, Alabama. Mandie Ann Duke is also one and the same person as Mandie Duke and Mandie A. Duke.

The subject property conveyed herein does not constitute the homestead of the Grantor, Mandie Ann Duke fka Mandie A. Salmon, nor the homestead of her spouse.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$151,210.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors have hereunto set their signatures and seals on May 21, 2021.

Mandie Duke
Christopher M. Salmon, by his
Attorney-In-Fact, Mandie Duke
as attorney in fact for Christopher M. Salmon

Mandie Ann Duke
Mandie Ann Duke
fka Mandie A. Salmon
fka Mandie A. Salmon

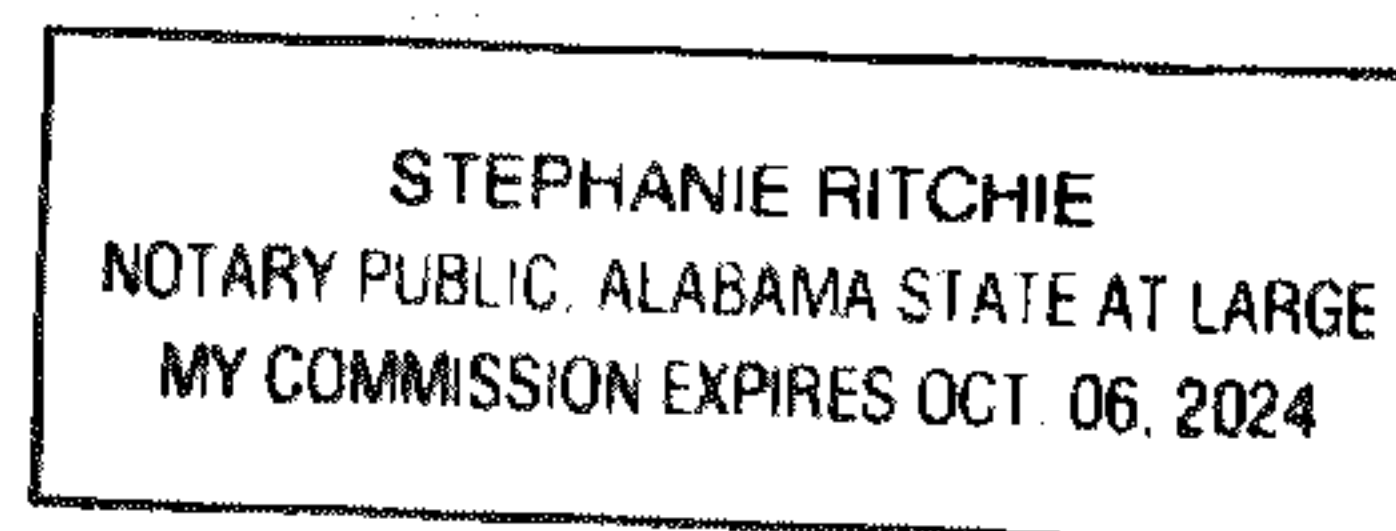
STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mandie Duke, whose name as Attorney-In-Fact for Christopher M. Salmon 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 the said instrument, she, in her capacity as such Attorney-In-Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of May, 2021.

(NOTARIAL SEAL)

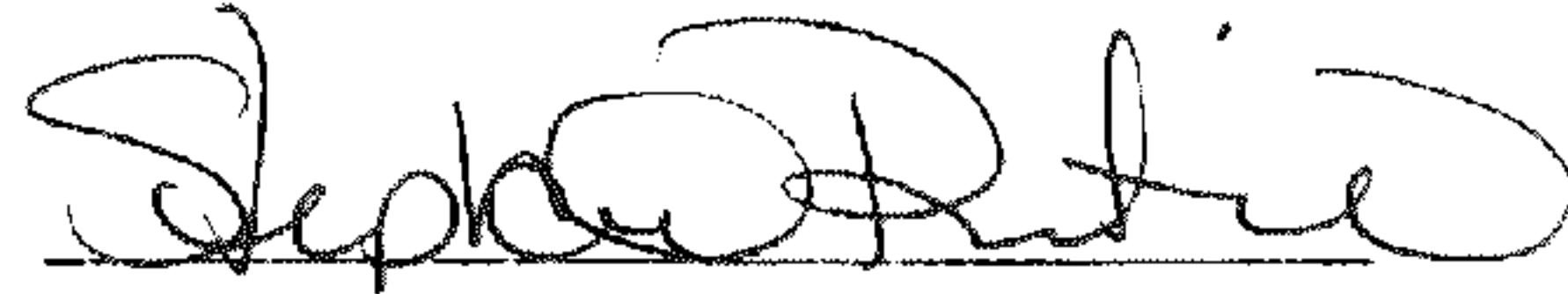
Stephanie Ritchie
Notary Public
Print Name: Stephanie Ritchie
Commission Expires: 10/06/24



STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mandie Ann Duke fka Mandie A. Salmon, whose name 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 the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of May, 2021.

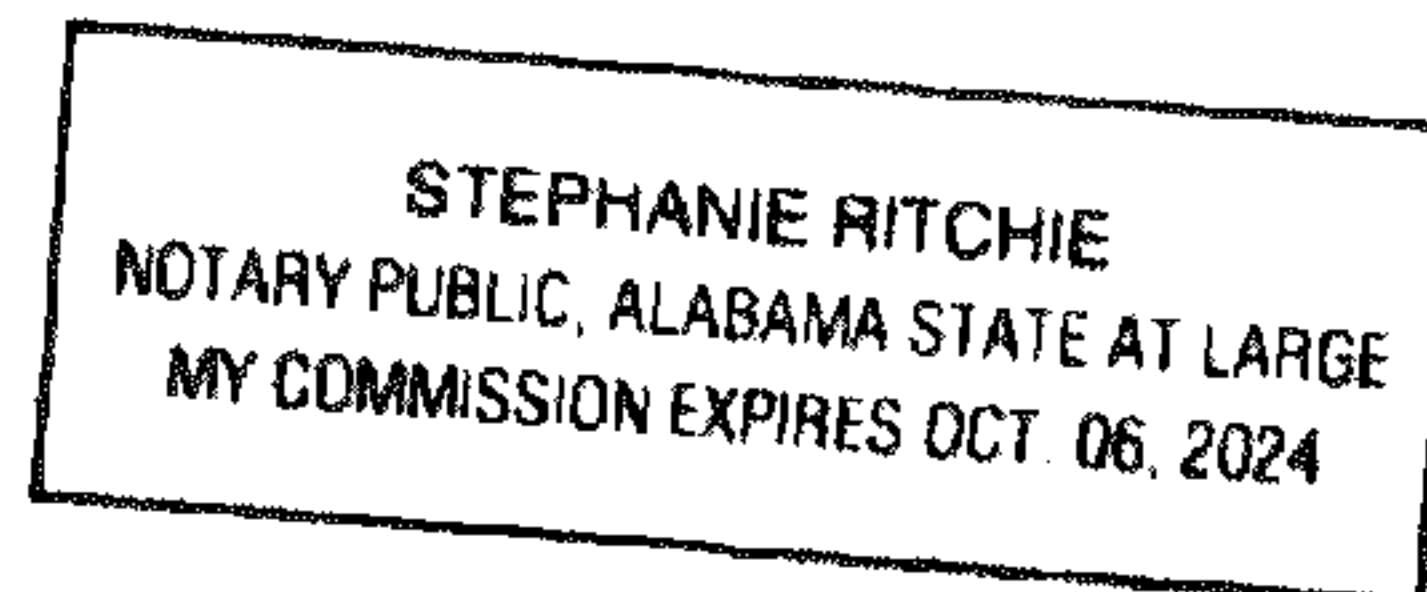


Notary Public

Print Name: Stephanie Ritchie

Commission Expires: 10/06/24

(NOTARIAL SEAL)



Real Estate Sales Validation Form

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

Grantor's Name	Christopher M. Salmon & Mandie Ann Duke	Grantee's Name	Yousef Obaid Sr. & Khalil Amin Obaid
Mailing Address	fka Mandie A. Salmon 22690 River Road South Daphne, AL 36526	Mailing Address	203 Cambrian Ridge Trail Pelham, AL 35124
Property Address	203 Cambrian Ridge Trail Pelham, AL 35124	Date of Sale	05/21/2021
		Total Purchase Price	\$ 159,000
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 05/26/2021Print Hyland WehuntUnattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2021 10:56:06 AM
\$42.00 JOANN
20210526000257500

Allen S. Bayl