



20210608000280250 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
06/08/2021 02:06:31 PM FILED/CERT

This Instrument was Prepared by:  
Marcus Hunt  
South Oak Title, LLC  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243  
File No.: 21-2158

Send Tax Notice To: Mehran B. Yusuf  
Olivia M. Hess  
411 Greystone Glen Circle  
Birmingham, AL 35242

## **CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Five Hundred Seventy Thousand Nine Hundred Dollars and No Cents (\$570,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Cahaba Home Designs, LLC, limited liability company whose mailing address is 1515 Flint Court, Trussville, AL 35173** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Mehran B. Yusuf and Olivia M. Hess, whose mailing address is 411 Greystone, Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 411 Greystone Glen Circle, Birmingham, AL 35242**; to wit;

Lot 25, according to the Survey of The Glen Estates, as recorded in Map Book 19, Page 9 A & B, in the Probate Office of Shelby County, Alabama.

**\$570,900.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its member, Kellie Drozdowicz, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of May, 2021.

CAHABA HOME DESIGNS, LLC

by: Kellie Drozdowicz, member

State of Alabama

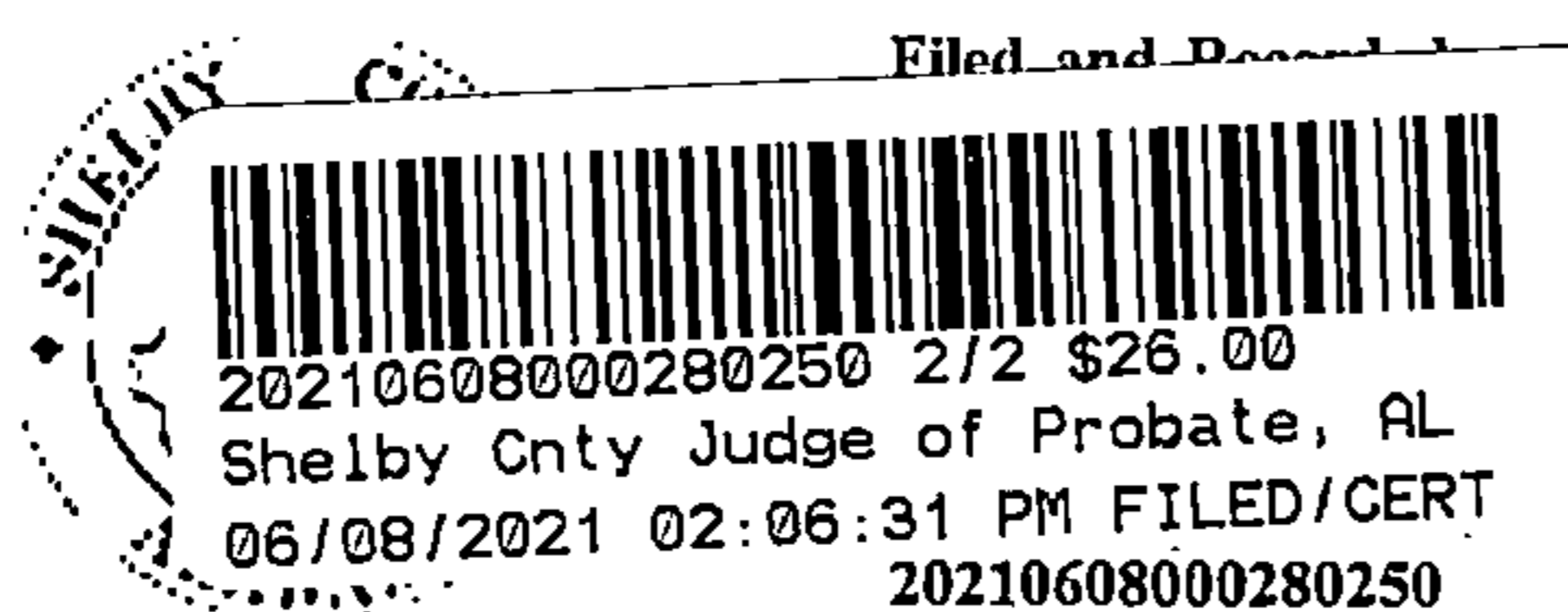
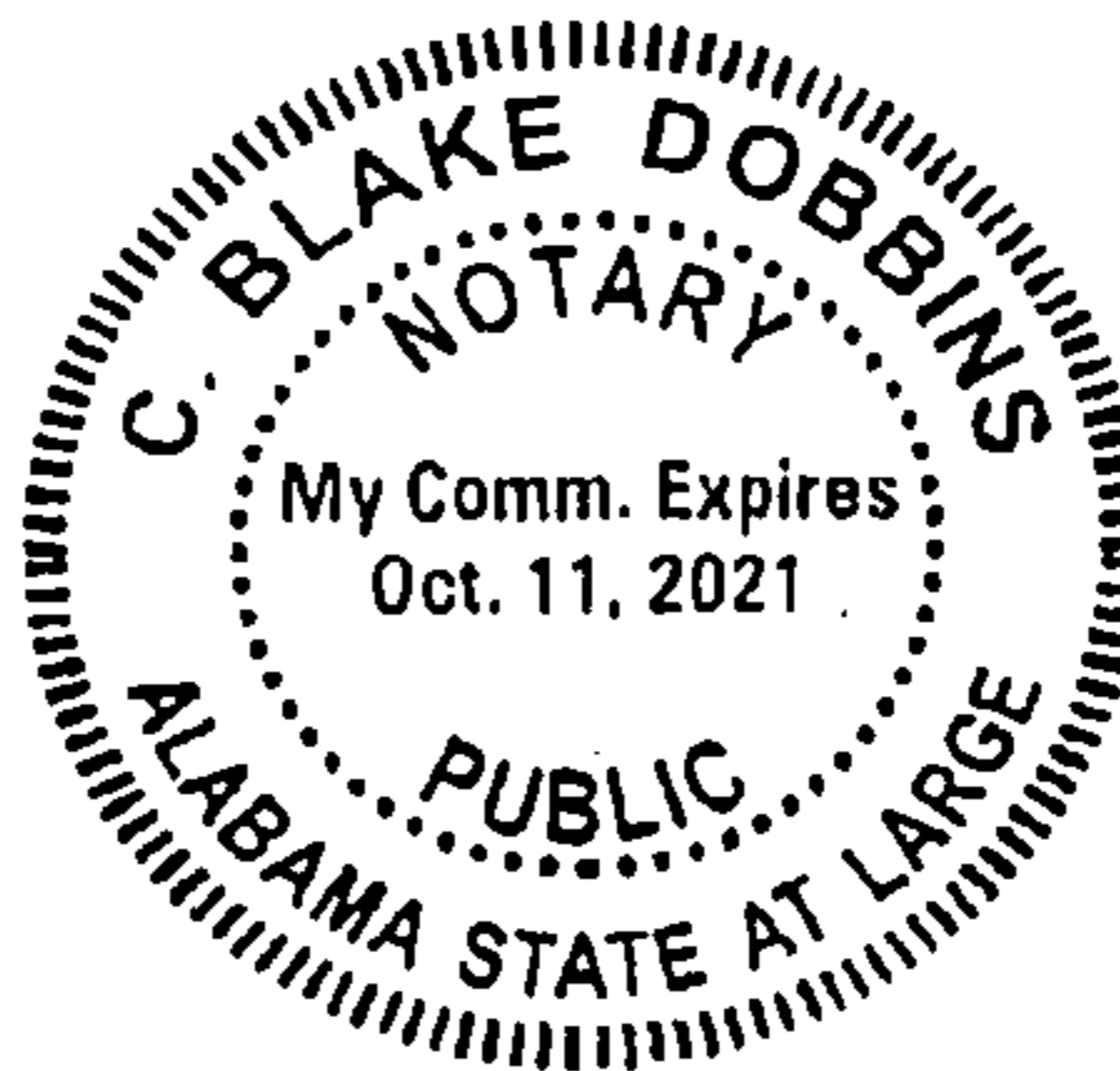
County of Jefferson

I, C. Blake Dobbins, a Notary Public in and for said County in said State, hereby certify that Kellie Drozdowicz, member of Cahaba Home Designs, LLC is 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 17th day of May, 2021.

[Signature]  
Notary Public, State of Alabama

My Commission Expires: \_\_\_\_\_



County Alabama, County

Allen S. Bayl