Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Sajid Husicic & Nusreta Husicic 117 Sugar Drive Pelham, AL 35124

STATE OF ALABAMA

)

JOINT WITH RIGHT OF SURVIVORSHIP

COUNTY OF SHELBY

) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, MALLORY SLAUGHTER nka MALLORY SLAUGHER-BRADLEY and RUSSELL BRADLEY, wife and husband (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, SAJID HUSICIC and NUSRETA HUSICIC (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 41, according to the Amended Map of Sugar Oaks, as recorded in Map Book 16, Page 126, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$142,500.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

Mallory Slaughter and Mallory Slaughter-Bradley are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 29th day of July, 2021.

MALLEN	Span	MA-BA	1
MALLORY SL	AUGHTE	&BRADLE	$\mathbf{Y}$
# (would	か <u>&amp;</u>		
RUSSELL BRA	DLEY		·

STATE OF ALABAMA	)
	)
COUNTY OF JEFFERSON	)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that MALLORY SLAUGHTER-BRADLEY and RUSSELL BRADLEY, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of July, 2021.

NOTARY PLABLIC

My compaission expires:

## Real Estate Sales Validation Form

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

Grantor's Name	MALLORY SLAUGHTER	SAJID HUSICIC and NUSRETA  Grantee's NameHUSICIC
Mailing Address	1177 SUGAR DRIVE PELHAM, AL 35124	Mailing Address 1177 SUGAR DRIVE PELHAM, AL 35124
Property Address	1177 SUGAR DRIVE PELHAM, AL 35124	Date of Sale July 29, 2021
		Total Purchase Price \$150,000.00
		or Actual Value \$
		or Assessor's Market Value\$
-	e or actual value claimed on this form of documentary evidence is not requ	n can be verified in the following documentary evidence: (check uired)
Bill of Sale		Appraisal
Sales Contra		Other
X_Closing State		
If the conveyance of this form is not a	-	contains all of the required information referenced above, the filing
		Instructions
Grantor's name ar current mailing add	<u> </u>	e of the person or persons conveying interest to property and their
Grantee's name au conveyed.	nd mailing address - provide the nam	ne of the person or persons to whom interest to property is being
• •	the physical address of the property erty was conveyed.	being conveyed, if available. Date of Sale - the date on which
Total purchase priethe instrument offer		chase of the property, both real and personal, being conveyed by
	for record. This may be evidenced by	value of the property, both real and personal, being conveyed by the by an appraisal conducted by a licensed appraiser or the assessor's
valuation, of the pr	operty as determined by the local of	ed, the current estimate of fair market value, excluding current use ficial charged with the responsibility of valuing property for property alized pursuant to Code of Alabama 1975 § 40-22-1(h).
further understand		information contained in this document is true and accurate. I on this form may result in the imposition of the penalty indicated in
Date July 29, 20	21	Print Malcolm S. McLeod
Unattested		Sign
	(verified by)	(Grantor/Grantee/Owner/Agent) circle one
	Filed and Recorded Official Public Records	

Judge of Probate, Shelby County Alabama, County

alli 5. Buyl

Form RT-1

Alabama 08/2012 LSS

Clerk

Shelby County, AL

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**\$35.50 JOANN** 

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