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08/12/2021 08:43:20 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Abid Ali and Azra Batool Ali
2041 Arbor Hill Pkwy.
Hoover, AL 35244

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100263

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Penny Choraitis Dickson and Penny Demoes Choraitis, as Trustees of the Penny D. and Aleck C. Choraitis Revocable Living Trust AND as Co-Conservators of the Estate of Vicki A. Choraitis, an incapacitated person, Shelby County Probate Case No. PR-2018-276**, whose address is 1231 Lake Forest Cir., Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **Abid Ali and Azra Batool Ali** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, **the address of which is 2041 Arbor Hill Pkwy, Hoover, AL 35244, to-wit:**

Lot 57, according to the Final Plat of Arbor Hill, Phase 1, as recorded in Map Book 31, Page 48, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$426,000.00 executed and recorded simultaneously herewith.


Penny Choraitis Dickson and Penny Christina Choraitis Dickson are one and the same person.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30th day of July, 2021.

**Penny Choraitis Dickson and Penny
Demos Choraitis, as Trustees of the
Penny D. and Aleck C. Choraitis
Revocable Living Trust
and as Co-Conservators of the Estate of
Vicki A. Choraitis, an incapacitated
person, Shelby County Probate Case No.
PR-2018-276**

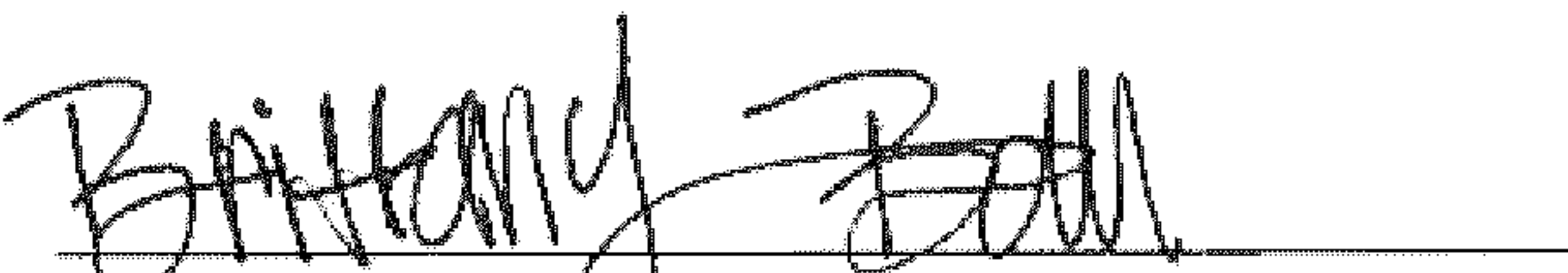

By: Penny Choraitis Dickson, Trustee

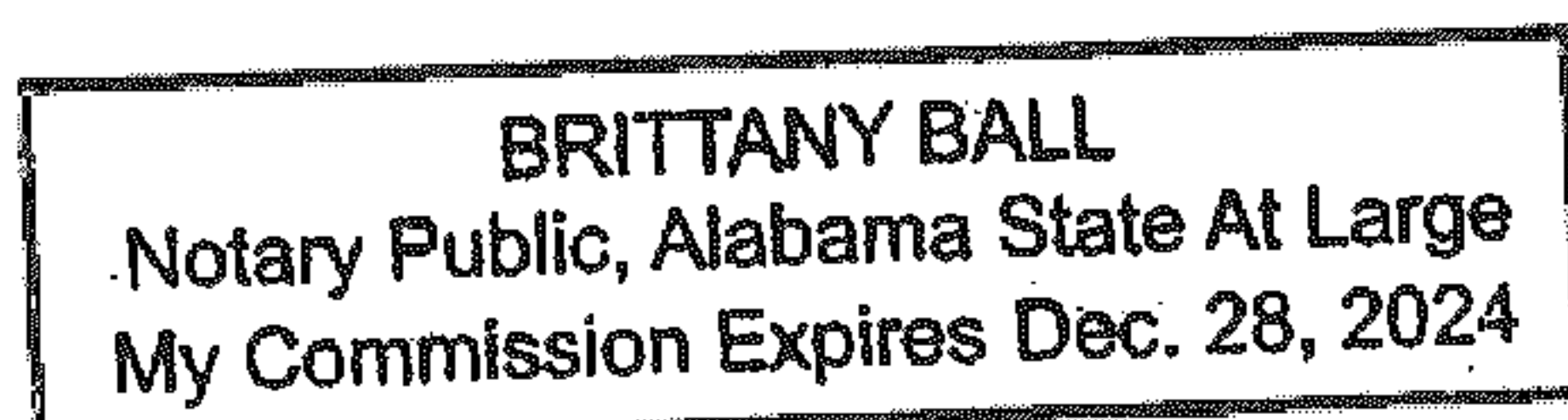

By: Penny Demoes Choraitis, Trustee

**State of Alabama
County of Jefferson**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Penny Choraitis Dickson and Penny Demoes Choraitis, as Trustees of the Penny D. and Aleck C. Choraitis Revocable Living Trust and as Co-Conservators of the Estate of Vicki A. Choraitis, an incapacitated person, Shelby County Probate Case No. PR-2018-276, 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 conveyance, they, in their capacity and with full authority as Trustees and Co-Conservators, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 30th day of July, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2021 08:43:20 AM
\$51.00 JOANN
20210812000392330

Alecia S. Bayl