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08/30/2021 02:11:50 PM
DEEDS 1/2

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB2584

HBH Holding, LLC
1021 Brooks Gap Pkwy
Ste 125
Hoover AL 35244

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Fifty Thousand Dollars and 00/100 Dollars (\$350,000.00)** 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 where is acknowledged. I or we, **Ibrahim Sabbah, a married man** whose mailing address is:

2464 Glasscott Point Hoover, AL 35224;
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **HBH Holding, LLC** whose mailing address

1021 Brooks Gap Pkwy, Ste 125, Hoover AL 35244,
(herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 4044 Old Cahaba Parkway, Helena AL 35080 to wit:

Lot 1793, according to the Survey of Old Cahaba IV, 2nd Addition Phase 5, as recorded in Map Book 34, Page 53, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

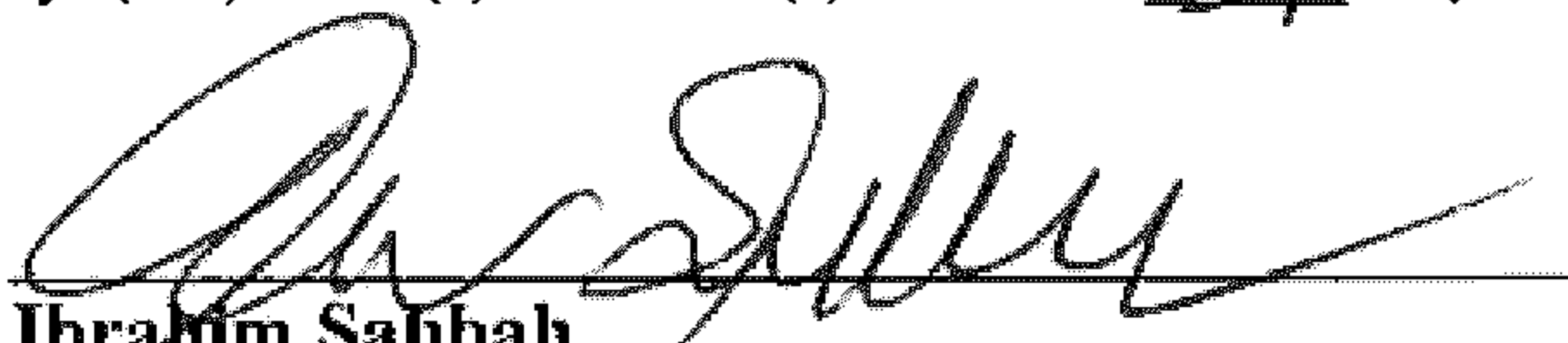
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$280,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

Said property does not constitute the homestead of the Grantor or their spouse.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

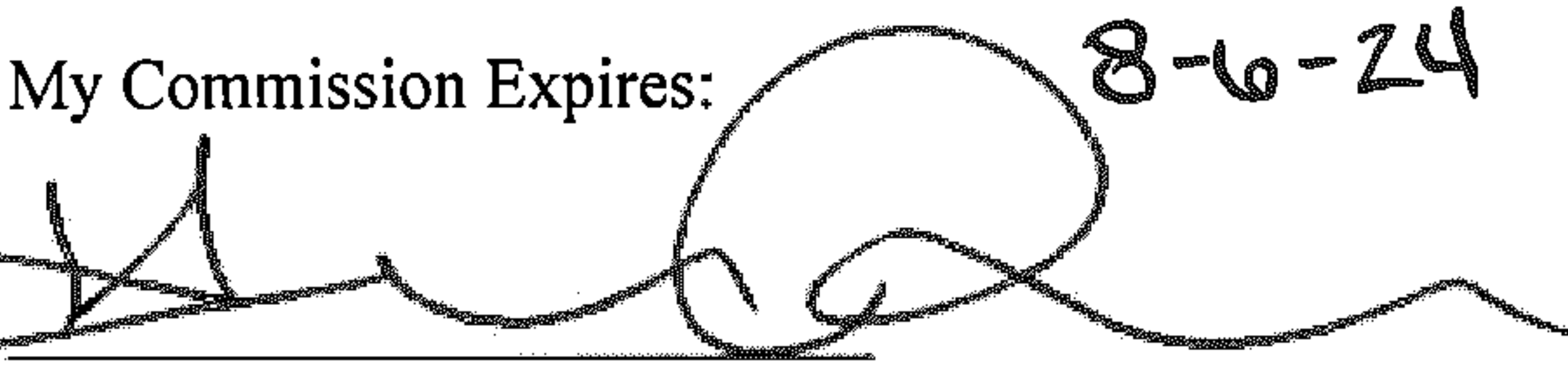
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of Aug, 2021.


Ibrahim Sabbah

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **Ibrahim Sabbah** whose name 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 27th day of Aug, 2021.

My Commission Expires: 8-6-24

Notary Public



(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2021 02:11:50 PM
\$95.00 CHERRY
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