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09/21/2021 03:58:42 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Muhammad Zohair and Muhammad Hasnain

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100775

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lacey M. Holderby and Nikolas Holderby, a married couple**, whose address is 351 Lake Chelsea Ct, Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **Muhammad Zohair, Muhammad Hasnain, Muhammad Ammar, and Tahseen Fatima**, (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 **Muhammad Zohair, Muhammad Hasnain, Muhammad Ammar, and Tahseen Fatima, as joint tenants with a right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **522 Cahaba Manor Ln., Pelham, AL 35124, to-wit:**

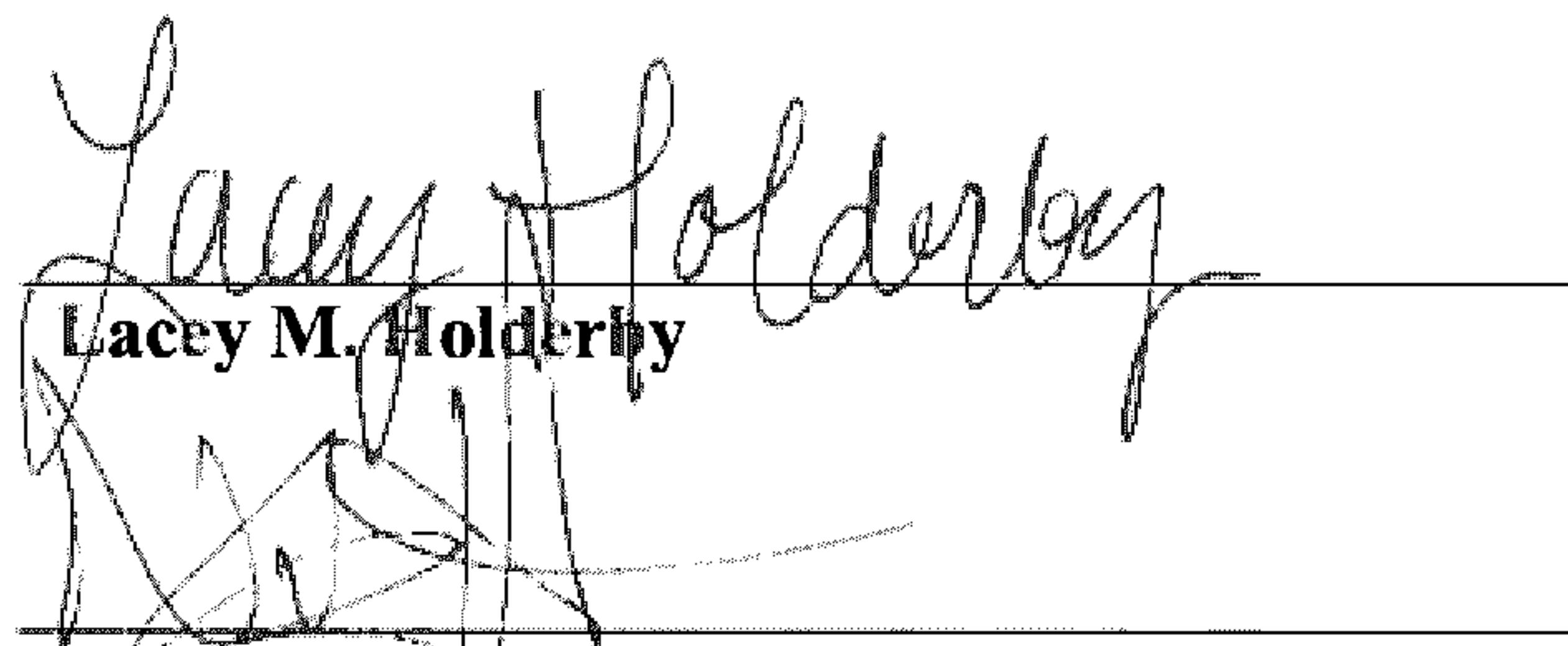
Lot 15, according to the Survey of Crosscreek Cove, as recorded in Map Book 32, Page 72, in the Probate Office of Shelby County, Alabama.

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 \$221,350.00 executed and recorded simultaneously herewith.

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

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 20th day of September, 2021.



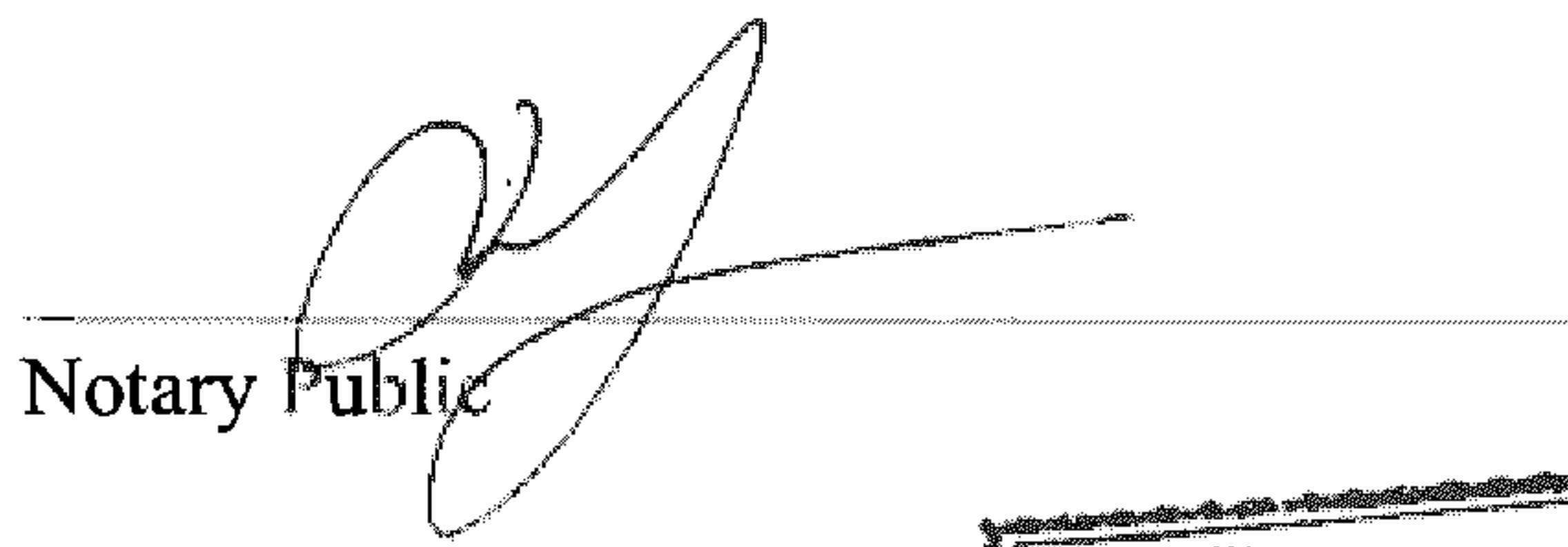
Lacey M. Holderby


Nikolas Holderby

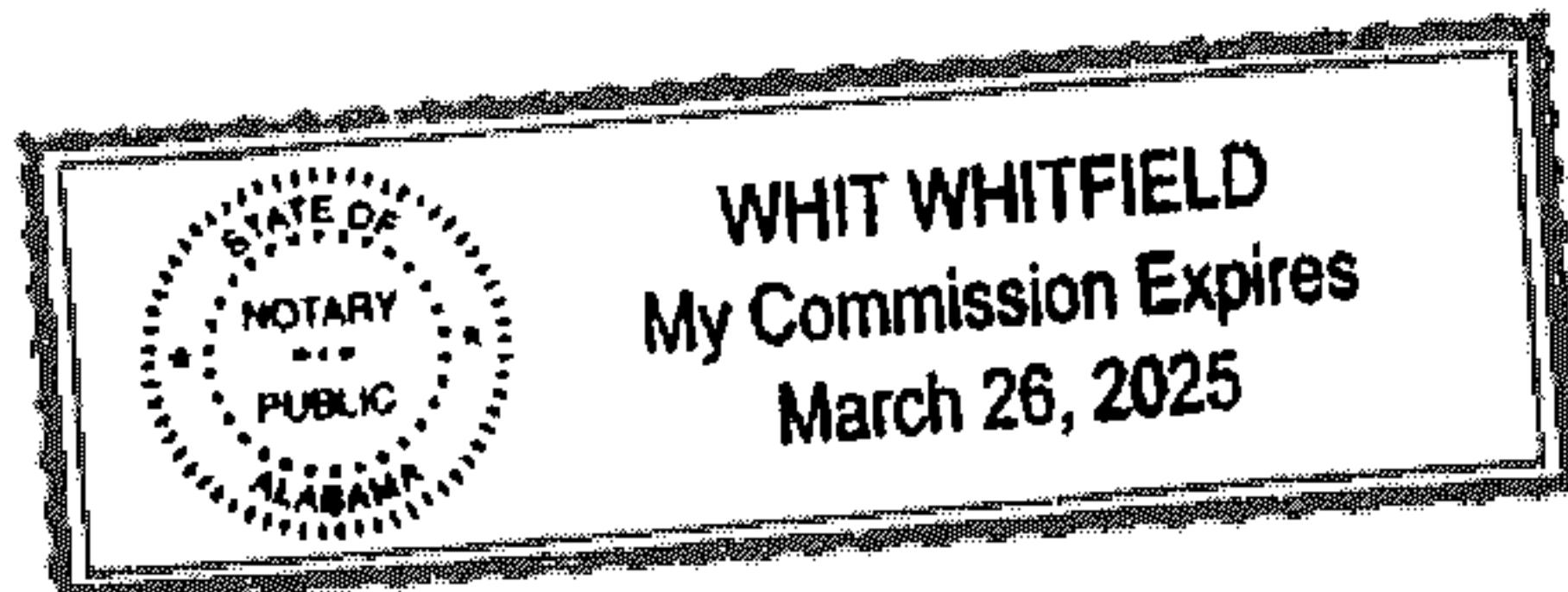
State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Lacey M. Holderby and Nikolas Holderby, a married couple, whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 20th day of September, 2021.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/21/2021 03:58:42 PM
\$46.00 CHARITY
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