

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Ayman Barakat
13044 Terrace Springs
Tampa, FL 33637

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **ZIAD M. TAER and NABILA M. TAER, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **AYMAN BARAKAT** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO.

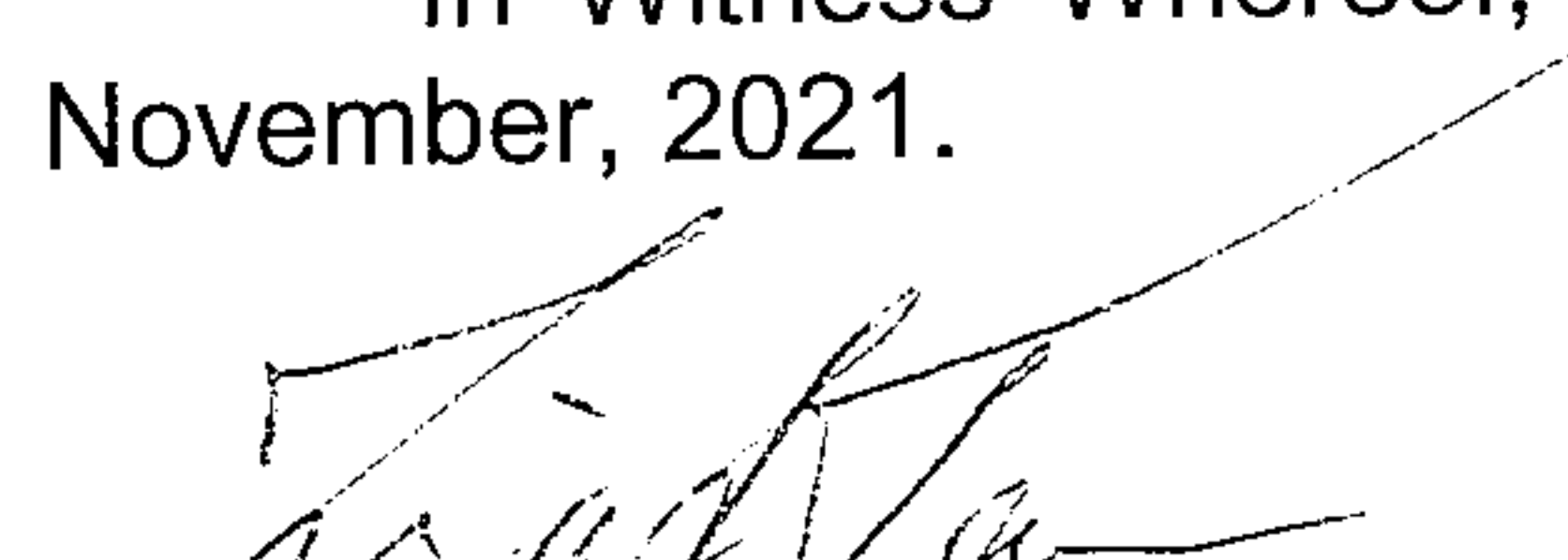
No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

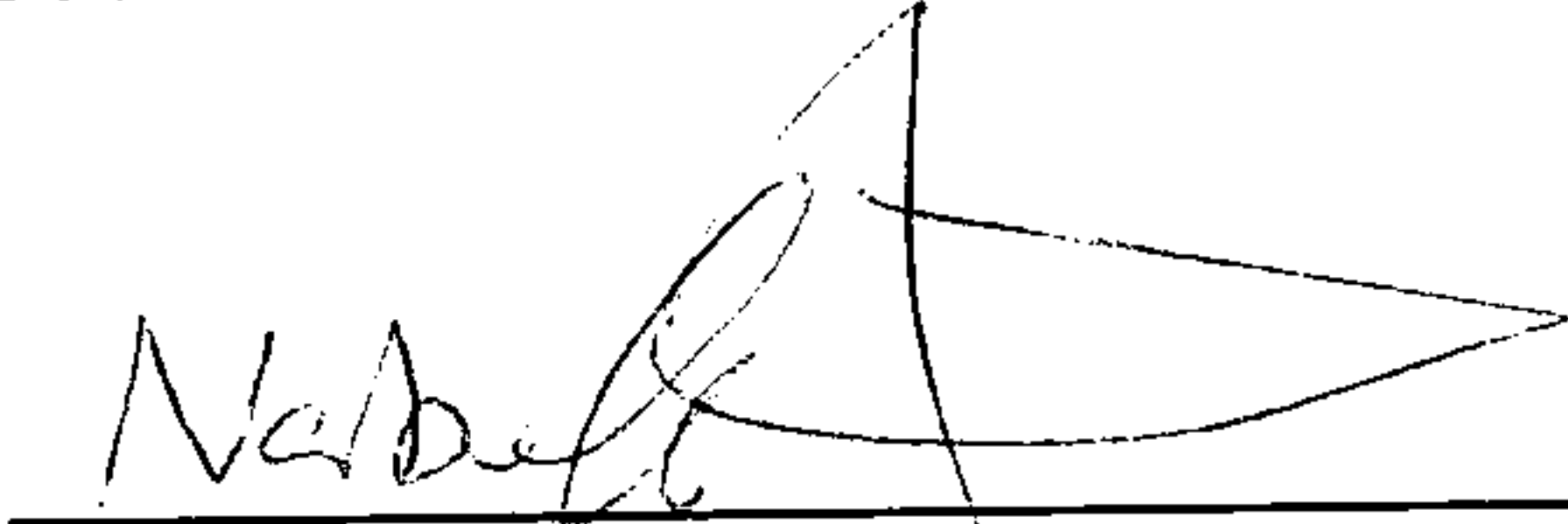
\$117,000.00 of the purchase price herein above has been paid by a **Mortgage Assumption Agreement** filed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 17th day of November, 2021.



ZIAD M. TAER



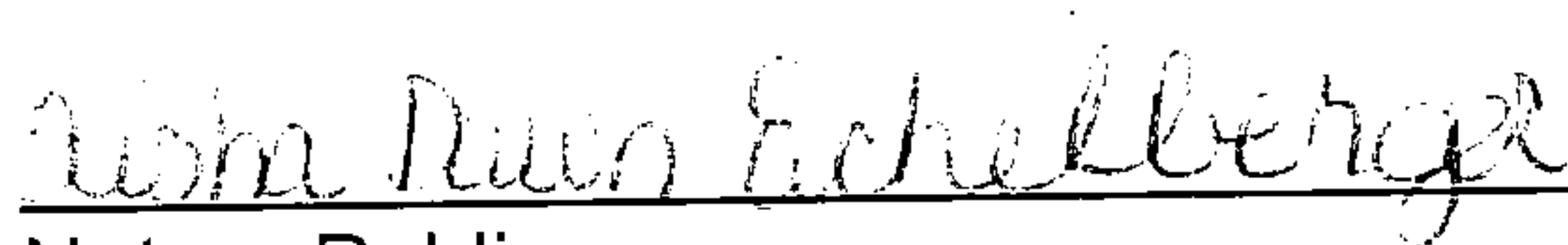
NABILA M. TAER

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ZIAD M. TAER and NABILA M. TAER**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

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



Notary Public
My Commission Expires: 11-5-2024

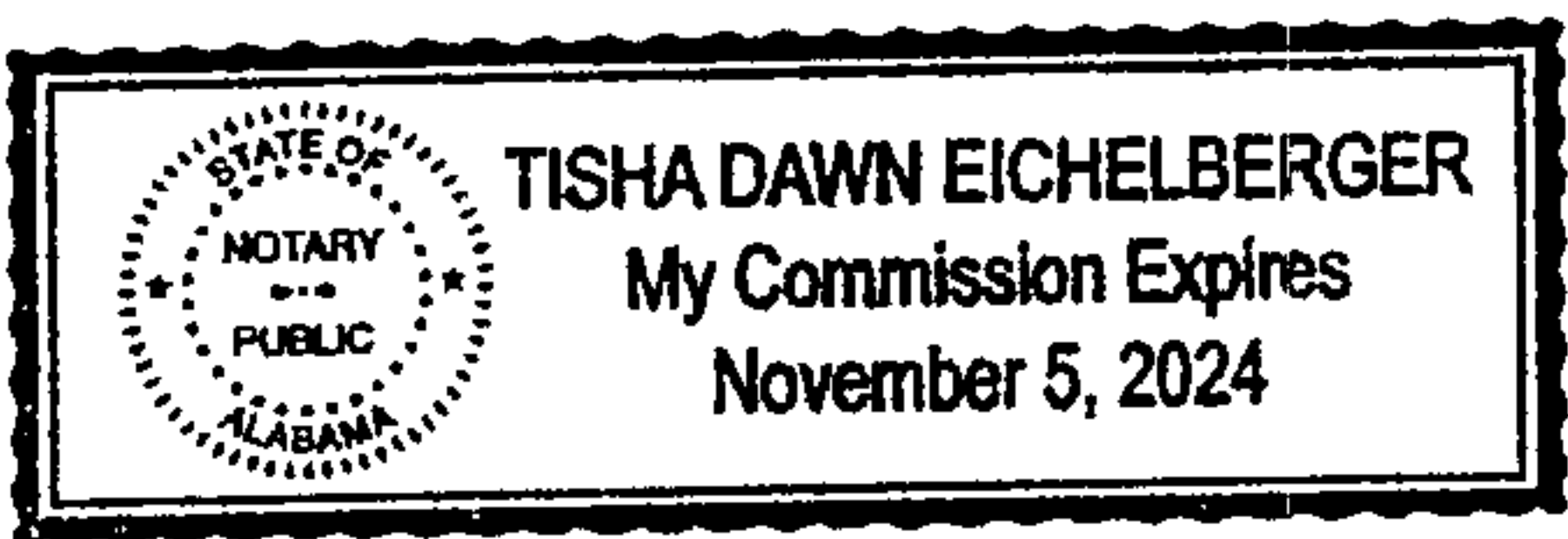


EXHIBIT "A"

PARCEL 1:

A parcel of land in the West half of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the most Northerly corner of Laurel Cliffs, as recorded in Map Book 12, Page 35, in the Office of the Judge of Probate, said county; thence run South 61 degrees, 57 minutes, 42 seconds East along the Northeast right-of-way of Carl Nichols Drive and line of said subdivision 50.00 feet; thence run along a sewer line easement the following calls: North 29 degrees, 47 minutes, 08 seconds East a distance of 106.10 feet; North 36 degrees, 22 minutes, 44 seconds East a distance of 394.55 feet; North 46 degrees, 55 minutes, 44 seconds East a distance of 302.98 feet to the POINT OF BEGINNING; thence continue last course along said sewer line: a distance of 8.91 feet to a manhole, North 21 degrees, 42 minutes, 48 seconds East a distance of 82.95 feet; thence leave said sewer line and run North 63 degrees, 20 minutes, 18 seconds West a distance of 141.30 feet, thence run South 26 degrees, 39 minutes, 42 seconds West a distance of 91.00 feet; thence run South 63 degrees, 20 minutes, 18 seconds East a distance of 145.37 feet to the POINT OF BEGINNING.

Together with, subject to and benefitting from a perpetual 30 foot easement described as follows:

Commence at the most Northerly corner of Laurel Cliffs, as recorded in Map Book 12, Page 35, in the Office of the Judge of Probate, said county; thence run South 61 degrees, 57 minutes, 42 seconds East along the Northeast right-of-way of Carl Nichols Drive and line of said subdivision 50.00 feet; thence run along a sewer line the following calls: North 29 degrees, 47 minutes, 08 seconds East a distance of 106.10 feet; North 36 degrees, 22 minutes, 44 seconds East a distance of 394.55 feet; North 46 degrees, 55 minutes, 44 seconds East a distance of 311.79 feet; North 21 degrees, 42 minutes, 48 seconds East a distance of 180.39 feet to a point on the Southwest right-of-way of Yeager Court (60 foot r.o.w.); thence leave said sewer line and run North 63 degrees, 20 minutes, 18 seconds West along Yeager Court a distance of 31.06 feet to the POINT OF BEGINNING of said 30 foot easement, 15 feet on each side of the following described center line; thence run South 29 degrees, 49 minutes, 45 seconds West a distance of 97.21 feet to the end of said center line.

Situated in Shelby County, Alabama.

PARCEL NO.: 13-6-13-3-001-027.033

BEING THE SAME PROPERTY AS DEED RECORDED IN INSTRUMENT
1999-13918, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA

Real Estate Sales Validation Form

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

Grantor's Name	Ziad M. Taer and	Grantee's Name	Ayman Barakat
Mailing Address	Nabila M. Taer	Mailing Address	
	1240 Riverford Dr		13044 Terrace Springs
	Birmingham, AL 35216		Tampa, FL 33637
Property Address	61 North Yeager Court	Date of Sale	11/17/2021
	Pelham, AL 35124	Total Purchase Price \$	117,000.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale	Appraisal
Sales Contract	X Other Actual price paid
Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2021 01:54:42 PM
\$145.00 JOANN
20211202000575990

Allen S. Bayl