



State of Alabama)  
Shelby County)

**Warranty Deed**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of one hundred seventy thousand and no/100 dollars (\$170,000.00) being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, Kenneth Allen Weeden and spouse, Amy P. Weeden and Sloan Weeden, a single person (**Grantors**) whose address is 607 Childs Street, Corinth, Mississippi 38834, do grant, bargain, sell and convey unto HOSSAM TARAKJI (**Grantee**) whose address is 297 Highland View Drive, Birmingham, Alabama 35242, the following described real estate situated in Shelby County, Alabama to-wit:

**Unit 212, according to survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570 and Articles of Incorporation of Sterling Oaks Owners Association, Inc, as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map 33, page 101 A thru D, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

**Ad valorem taxes due October 1, 2022.**

**Building lines and easements, in regards to the common areas, as shown by recorded Map.**

**Grading and drainage agreement recorded in Instrument 1997-38360, in the Probate Office of Shelby County, Alabama.**

**Mineral and mining rights and rights incident thereto recorded in Deed Book 4, page 464; Deed Book 127, page 140 and Deed Book 64, page 501, in the Probate Office of Shelby County, Alabama. Permits to Alabama Power Company recorded in Deed Book 252, page 182 and Deed Book 252, page 184, in the Probate Office of Shelby County, Alabama.**

**Agreement with Blue Cross-Blue Shield recorded in Misc. Book 19, page 690, in the Probate Office of Shelby County, Alabama.**

**Declaration of Protective Covenants, Agreements, Easements and Charges and Liens for Riverchase (Business) recorded in Misc. Book 13, page 50; Amendment 1 recorded in Misc. Book 15, page 189 and Amendment 2 recorded in Misc. Book 19, page 633, in the Probate Office of Shelby County, Alabama.**

**Item 6 in Deed recorded in Deed Book 331, page 757, in the Probate Office of Shelby County, Alabama, to-wit: Said property conveyed by this instrument is hereby restricted to use as a multi-family development and related uses with a density not to exceed twelve (12) units per acre as defined in the Riverchase Architectural Committee Development Criteria for Planned Multi-Family (PR-2) District of Riverchase, dated 4-11-1980, unless a change in use is authorized pursuant to the Riverchase Business Covenants, described in Paragraph 5 in deed, said restriction to be effective for the same period of time as the Riverchase Business Covenants.**

**Rights of other in and to the Non-Exclusive Easement recorded in Instrument 20030528000328740 and amended and restated in Instrument 20040316000134370, in the Probate Office of Shelby County, Alabama.**

**License by and among Royal Oaks, LLC and JWS, LLC and Sterling Oaks Owner's Association, Inc., recorded in Instrument 20030528000328750 and amended and restated in Instrument 20040316000134360 in the Probate Office of Shelby County, Alabama.**

**Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney, and Limitations on title created by the "Alabama Uniform Condominium Act of 1991", Ala. Code 35-8A-101, et seq., or set forth in the Declaration of Condominium of Sterling Oaks as recorded in Instrument 20040316000134350 and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570 and in the Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, and in the Articles of Incorporation of Sterling Oaks Owners Association, Inc, as recorded in Exhibit C of the Declaration of Condominium, in said Probate Office of Shelby County, Alabama.**

**\$123,750.00 of the consideration was paid from the proceeds of a purchase money mortgage loan.**

**TO HAVE AND TO HOLD** unto the said GRANTEE, his heirs, successors and assigns forever.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantee**, his heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantee**, his heirs, successors and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, the said Grantors have caused this conveyance to be executed this the 3rd day of December, 2021.

Kenneth Allen Weeden SEAL  
KENNETH ALLEN WEEDEN

Amy P. Weeden SEAL  
AMY P. WEEDEN

Sloan Weeden SEAL  
SLOAN WEEDEN

Kenneth Allen Weeden  
KENNETH ALLEN WEEDEN as  
Attorney in Fact for Amy P. Weeden

Kenneth Allen Weeden  
KENNETH ALLEN WEEDEN as  
Attorney in Fact for Sloan Weeden

State of Alabama  
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Kenneth Allen Weeden whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bares date.

Given under my hand and official seal of office this 3rd day of December, 2021.

[Signature]  
Notary Public  
Commission Expires: 11/09/22

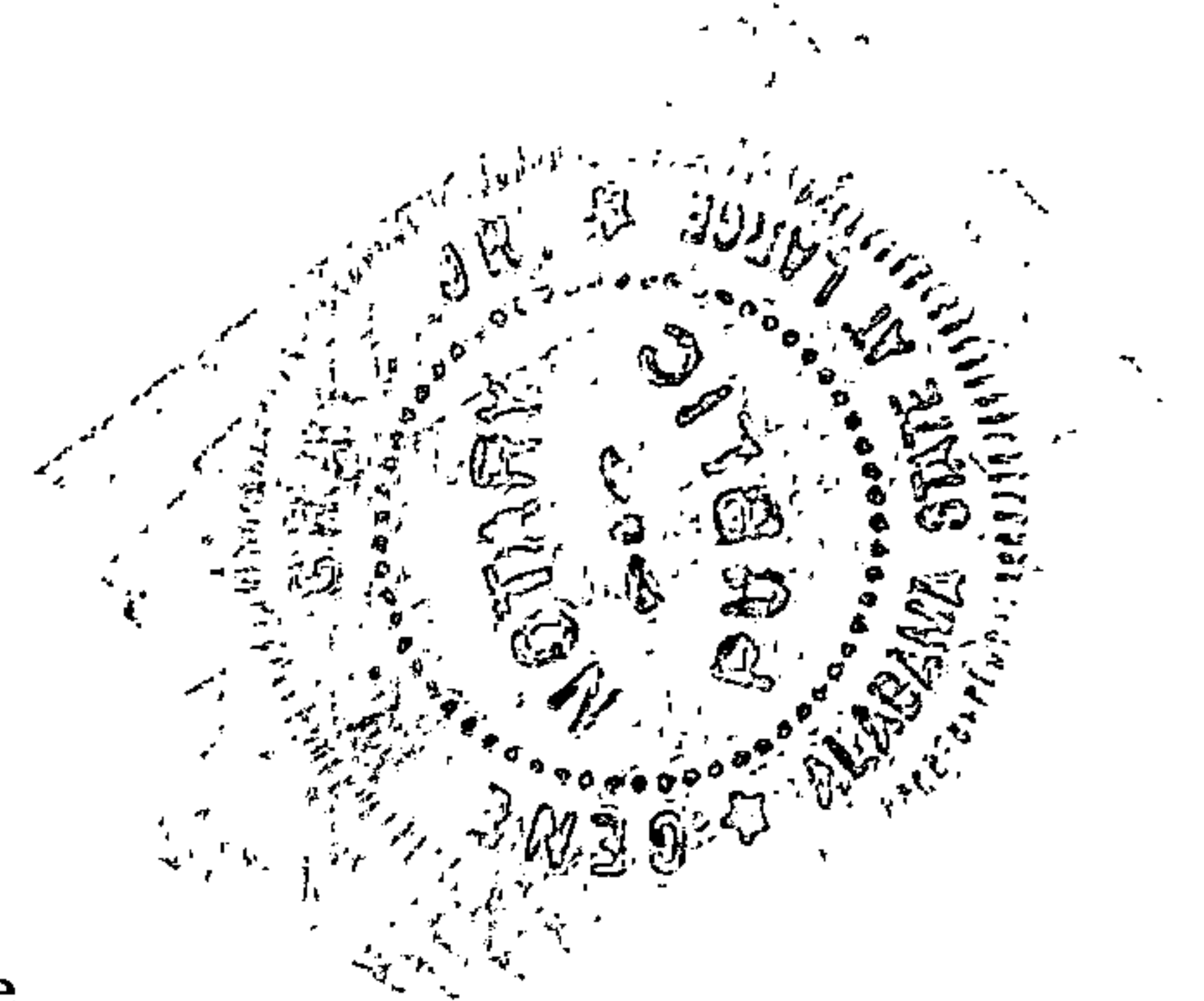


State of Alabama  
Jefferson County

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that Kenneth Allen Weeden whose name as Agent/Attorney in Fact for Amy P. Weeden and Sloan Weeden under that Limited Durable Power of Attorney recorded in the Probate Office of Shelby County, Alabama is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, in his capacity as said Attorney in Fact and Agent, executed the same voluntarily for and as the act of Amy P. Weeden and Sloan Weeden on the day the same bares date.

Given under my hand and official seal this 3rd day of December, 2021.

[Signature]  
Notary Public  
Commission Expires 11/09/22



This Instrument Prepared By:  
Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 338  
Birmingham, Al 35209  
205 879 3400  
FILE #221364

Send Tax Notice To:  
HOSSAM TARAKJI  
297 Highland View Drive  
Birmingham, Alabama 35242  
10-9-30-0-991-004.170