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02/09/2022 09:58:41 AM  
DEEDS 1/2

**This Document Prepared By:**  
Gregory D. Harrelson, Esq.  
Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

**Send Tax Notice To**  
Ghassan Almansoob  
4968 Sulphur Springs Rd  
Hoover, AL 35226

**WARRANTY DEED**

STATE OF ALABAMA                    )  
  )     **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF SHELBY                 )

That in consideration of Nine Hundred Thousand and 00/100 Dollars (\$900,000.00) to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledge, ELLIS H. TILL, III AND CYNTHIA T. CHURCH, AS SUCCESSOR TRUSTEES OF THE ELLIS H. TILL, JR. REVOCABLE TRUST DATED JULY 19, 1991 (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto GHASSAN ALMANSOOB (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

**LOT 2, ACCORDING TO THE SURVEY OF AIRPORT COMMONS, AS RECORDED IN  
MAP BOOK 36, PAGE 139, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.**

Subject to:

1. Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

\$720,000.00 of the purchase proceeds were paid from the proceeds of a purchase money mortgage executed simultaneously herewith

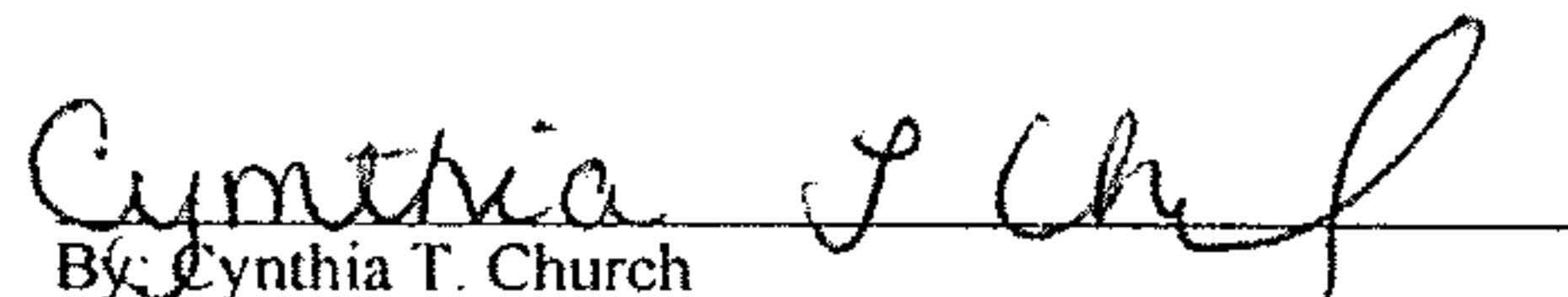
TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.  
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, the said Grantor, by its Trustees who are authorized to execute this conveyance, have hereunto set their/its signature and seal on this the 7th day of February, 2022.

The Ellis H. Till, Jr. Revocable Trust dated July 19, 1991



By: Ellis H. Till, III  
Its: Trustee



By: Cynthia T. Church  
Its: Trustee

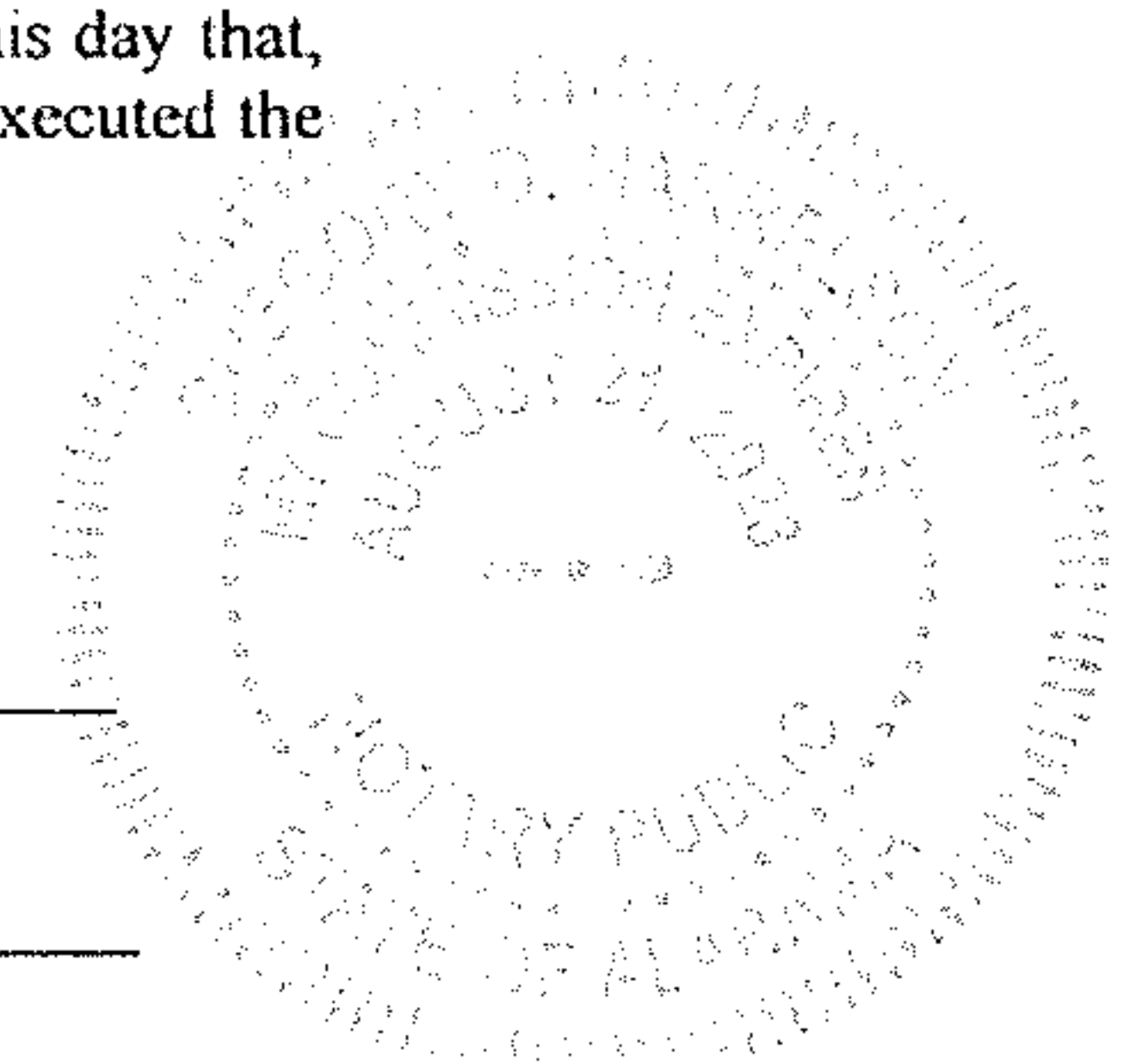
STATE OF ALABAMA    )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ellis H. Till, III and Cynthia T. Church, whose names as Trustees of the Ellis H. till, Jr. Revocable Trust dated July 19, 1991 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, he/she/they, as such Trustees and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal, this 7th day of February, 2022.

  
NOTARY PUBLIC

My Commission Expires: 8/21/23



## Real Estate Sales Validation Form

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

Grantor's Name Ellis H Till Jr Revocable Trust  
 Mailing Address PO Box 1947  
Pelham, AL 35124

Grantee's Name Ghassan Almansoob  
 Mailing Address 4968 Sulphur Springs Rd  
Hoover, AL 35226

Property Address 300 Airport Commons  
Calera, AL 35040

Date of Sale 02/07/2022

Total Purchase Price \$ 900000

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
Shelby County, AL  
02/09/2022 09:58:41 AM  
\$206.00 JOANN  
20220209000057770

*Ellis H. Till, III*

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

☐ Other \_\_\_\_\_

☒ 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 2/7/2022

Print ELLIS H TILL, III

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1