

SEND TAX NOTICE TO:  
Corey W. Towe and Shannon Towe  
9024 Eagle Valley Ln  
Birmingham, AL 35242

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #275  
Birmingham, AL 35243  
BHM-22-540

### WARRANTY DEED

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **SEVEN HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$725,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Norman Saia, Sr., an unmarried man**, whose address is 317 Narrows Dr, Birmingham, AL 35242, **Steven Saia, a married man**, whose address is 4616 Sylvaner Ln, Birmingham, AL 35244, and **Christopher Ajlouny, a married man**, acting through his attorney-in-fact **Steven Saia**, whose address is 1334 Scout Trace, Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **Corey W. Towe and Shannon Towe**, (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 Grantees, **as joint tenants, with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 9024 Eagle Valley Lane, Birmingham, AL 35242 to-wit:**

**Lot 1621, according to the Survey of Eagle Point, 16th Sector, as recorded in Map Book 27, page 92, 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.

**This property does not constitute the homestead of the grantors, Steven Saia or Christopher Ajlouny nor their spouse as defined in §6-10-3, Code of Alabama (1975).**

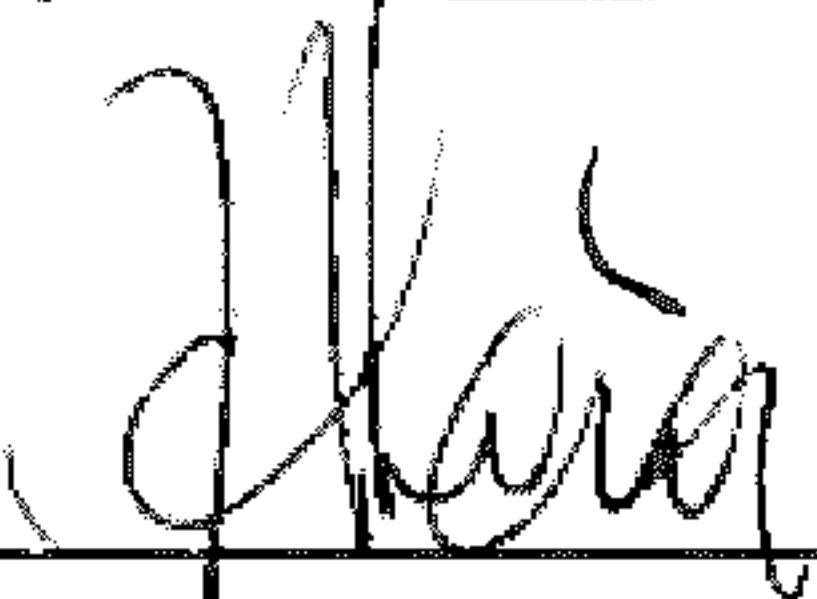
Subject to a third-party mortgage in the amount of \$603,500.00 executed and recorded simultaneously herewith.


TO HAVE AND TO HOLD, Unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And 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 noted above; that I (we) have good right to sell and convey the same as aforesaid; thence I (we) will, and my (our) heirs, executors and

administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of March, 2022

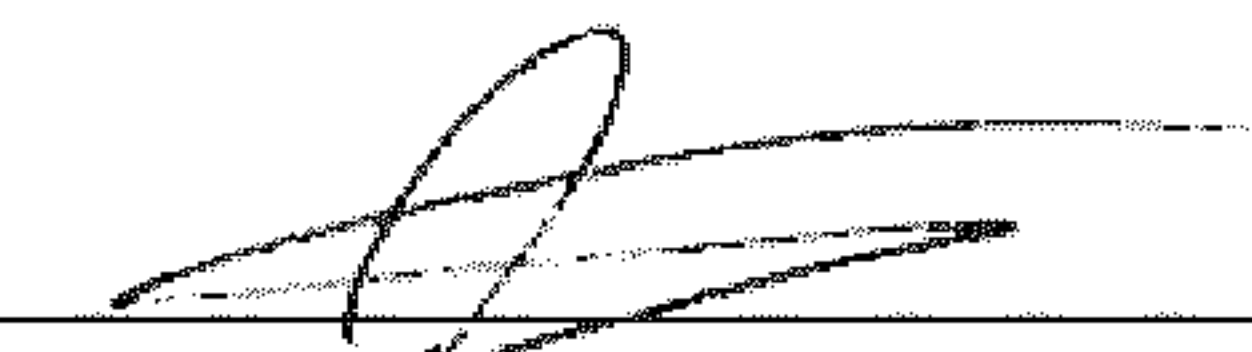
  
\_\_\_\_\_  
Norman Saia, Sr.

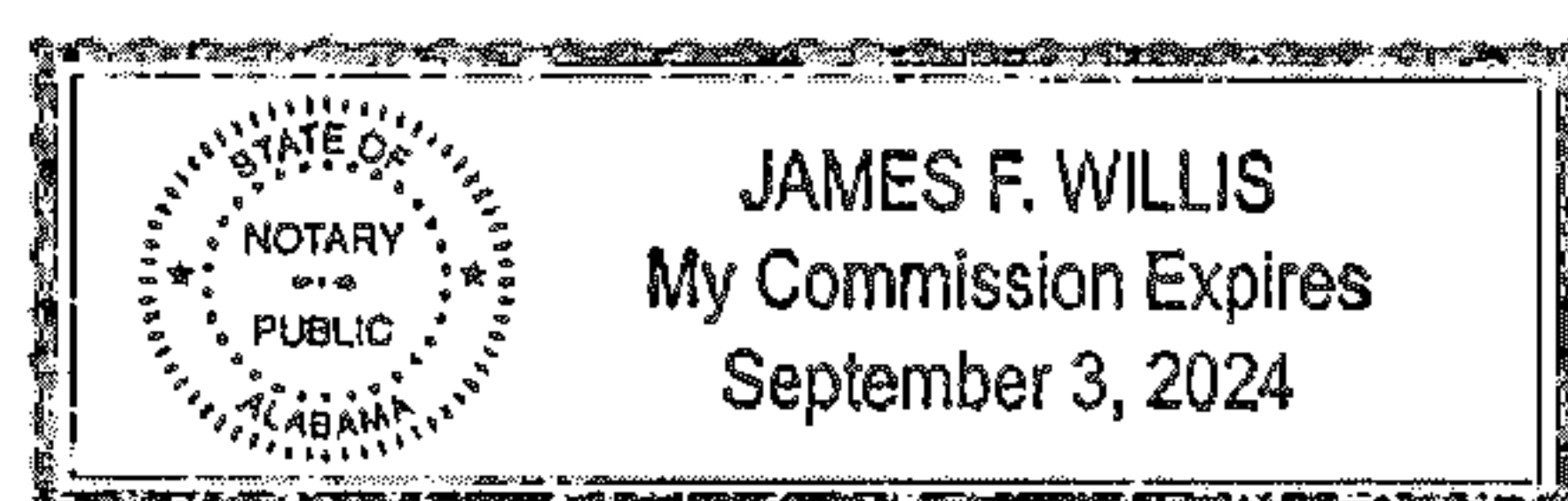
  
\_\_\_\_\_  
Steven Saia

STATE OF ALABAMA  
COUNTY OF JEFFERSON

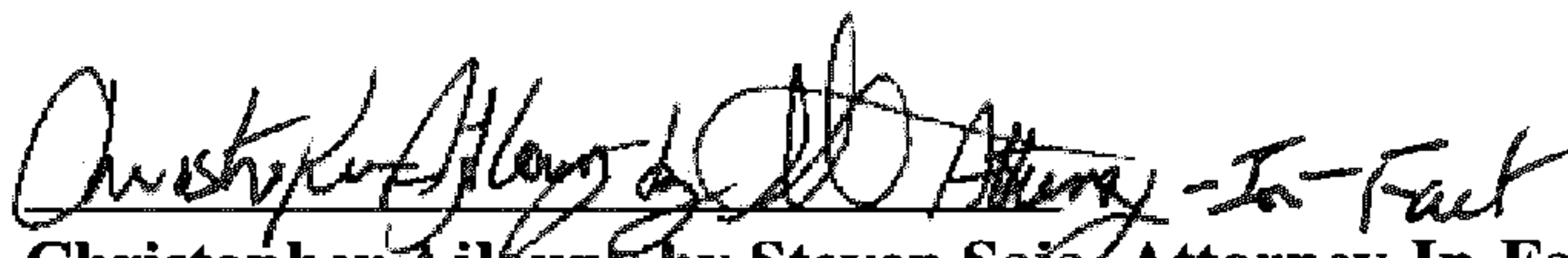
I, the undersigned Notary Public in and for said County and State, hereby certify that Norman Saia, Sr., and Steven Saia whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, 2022.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:




IN WITNESS WHEREOF, Grantor, Christopher Ajlouny, by Steven Saia, as attorney-in-fact, has hereunto set his/her signature and seal on this the 3<sup>rd</sup> day of March, 2022.

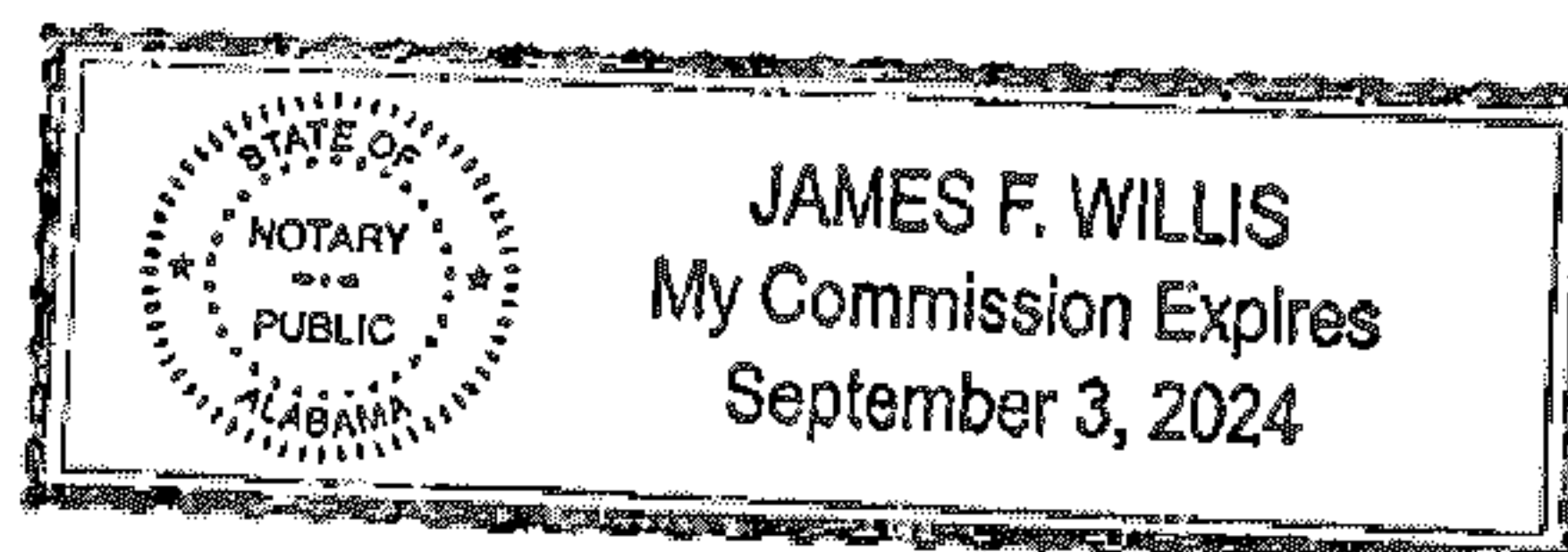
  
Christopher Ajlouny by Steven Saia, Attorney-In-Fact

STATE OF ALABAMA  
COUNTY OF JEFFERSON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Saia, whose name as attorney in fact for Christopher Ajlouny, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Christopher Ajlouny on the day the same bears date.

Given under my hand and official seal this the 3<sup>rd</sup> day of March, 2022

  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2022 12:46:27 PM  
\$150.50 CHARITY  
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Warranty Deed