

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-22-28356

Send Tax Notice To: Dawn McKenzie  
Desiree Drolshagen

3751 BIVE HERON DR.  
GULF SHORES, AL 36542

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Paul Aboujaoude and Claudette Aboujaoude**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dawn McKenzie and Desiree Drolshagen**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of June, 2022.

Paul Aboujaoude      Claudette Aboujaoude  
Paul Aboujaoude      Claudette Aboujaoude  
by Claudette Aboujaoude  
By Claudette Aboujaoude  
Attorney In Fact      Attorney In Fact

State of Alabama

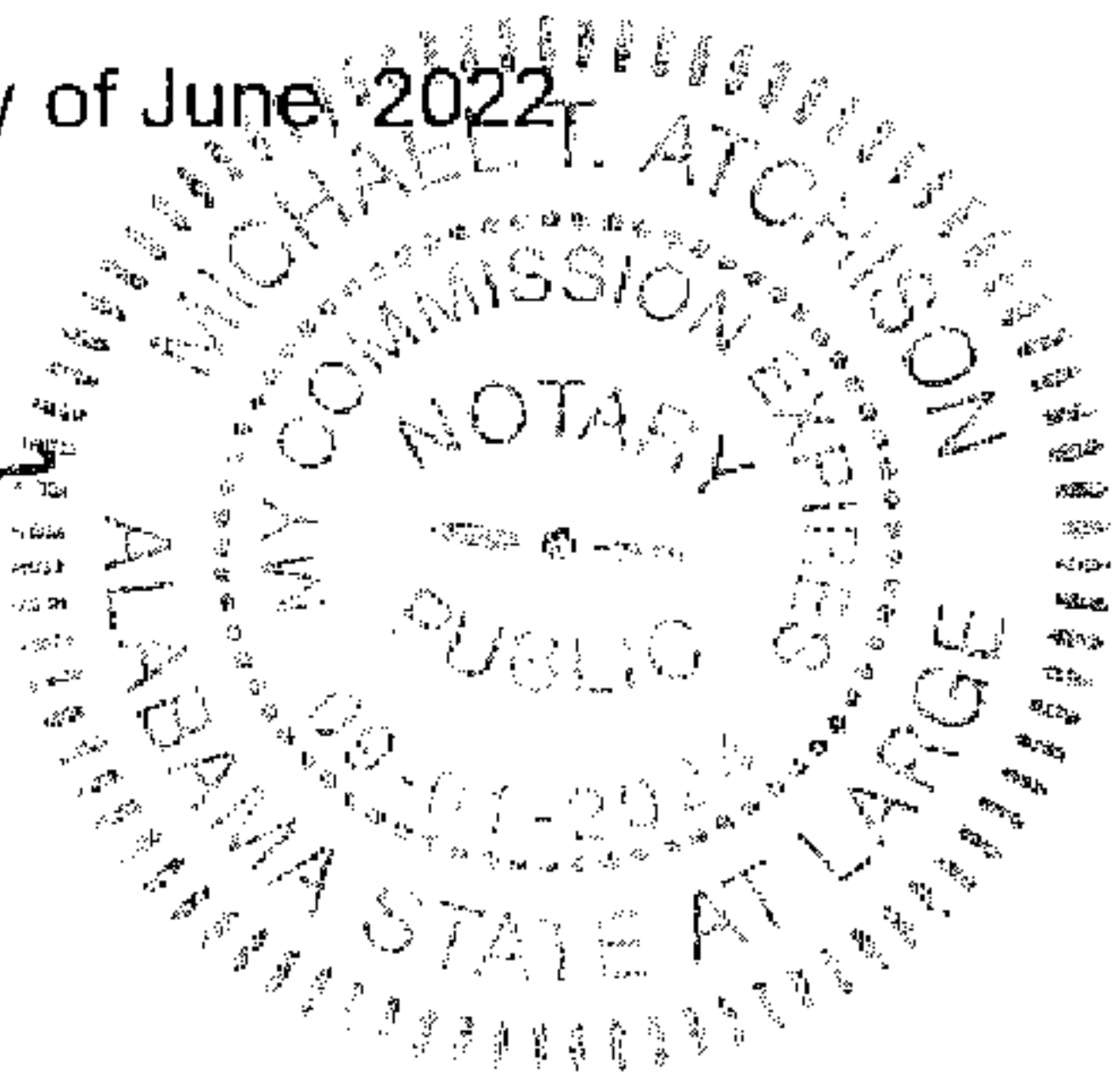
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Claudette Aboujaoude as Attorney in Fact for Paul Aboujaoude and Claudette Aboujaoude, 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 this the 24th day of June, 2022.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 9-1-25



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

Commence at the Northeast corner of Section 29, Township 19 South, Range 1 East; thence run South along the East line of said Section 29, a distance of 1512.92 feet; thence run an angle of 130 degrees 10 minutes 19 seconds to the right and run a distance of 518.84 feet to the point of beginning; thence continue in the same direction a distance of 210.00 feet to the Southeast right of way of Shelby County Highway No. 51; thence turn an angle of 83 degrees 16 minutes 41 seconds to the right and run along said highway right of way a distance of 210.00 feet; thence turn an angle of 96 degrees 43 minutes 19 seconds to the right and run a distance of 210.00 feet; thence turn an angle of 83 degrees 16 minutes 41 seconds to the right and run a distance of 210.0 feet to the point of beginning. Situated in the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama.

**Parcel 2:**

Commence at the Northeast corner of Section 29, Township 19 South, Range 1 East; thence run South along the East line of said Section 29, a distance of 1007.75 feet; thence run West for 272.29 feet to the point of beginning; thence turn an angle of 53 degrees 26 minutes 29 seconds to the left and run 211.40 feet; thence turn an angle of 00 degrees 09 minutes 26 seconds to the right and run 105.23 feet; thence turn an angle of 86 degrees 26 minutes 27 seconds to the left and run 207.77 feet; thence turn an angle of 83 degrees 50 minutes 33 seconds to the right and run 104.75 feet; thence turn an angle of 06 degrees 53 minutes 21 seconds to the right and run 105.28 feet; thence turn an angle of 04 degrees 25 minutes 41 seconds to the right and run 103.67 feet; thence turn an angle of 107 degrees 43 minutes 28 seconds to the left and run 336.07 feet; thence turn an angle of 75 degrees 57 minutes 22 seconds to the left and run 330.37 feet; thence turn an angle of 69 degrees 44 minutes 47 seconds to the left and run 608.36 feet to the point of beginning. Situated in the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 19 South, Range 1 East, 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	Paul Aboujaoude Claudette Aboujaoude	Grantee's Name	Dawn McKenzie Desiree Drolshagen
Mailing Address	3775 South Brookwood Rd. B'HAM, AL 35223	Mailing Address	3751 BLUE HERON DR. GULF SHORES, AL 36054
Property Address	Highway 51 Westover, AL 35185	Date of Sale	June 24, 2022
		Total Purchase Price	\$220,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 June 21, 2022

Unattested

(verified by)

Print Paul Aboujaoude

Sign

*Paul Aboujaoude*  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/27/2022 01:13:34 PM  
\$248.00 BRITTANI  
20220627000255700

Form RT-1

*Dee S. Bayl*