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07/08/2022 11:22:28 AM  
DEEDS 1/3

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
**Tanner Bradshaw**  
474 17th Street  
Calera, AL 35040

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA** }

**COUNTY OF SHELBY** } KNOW ALL MEN BY THESE PRESENTS:

22-0644  
THAT IN CONSIDERATION OF **One Hundred Seventy Thousand Dollars and NO/100 (\$170,000.00)** to the undersigned grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Zeyad Shunnarah and Mona Shunnarah, husband and wife**, (herein referred to as Grantors), grant, sell, bargain and convey unto, **Tanner Bradshaw** (herein referred to as Grantee whether one or more), the following described real estate, situated in SHELBY County, Alabama to wit:

**Lots 1 and 2, in Block 76, according to the map and survey of Dunstan's of the Town of Calera, Alabama, as recorded in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 164,900.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And we do for ourselves, and for our heirs and assigns, covenant with the said Grantee, his/her heirs, successors, and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have 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/her heirs, successors and assigns forever, against the lawful claims of all persons.

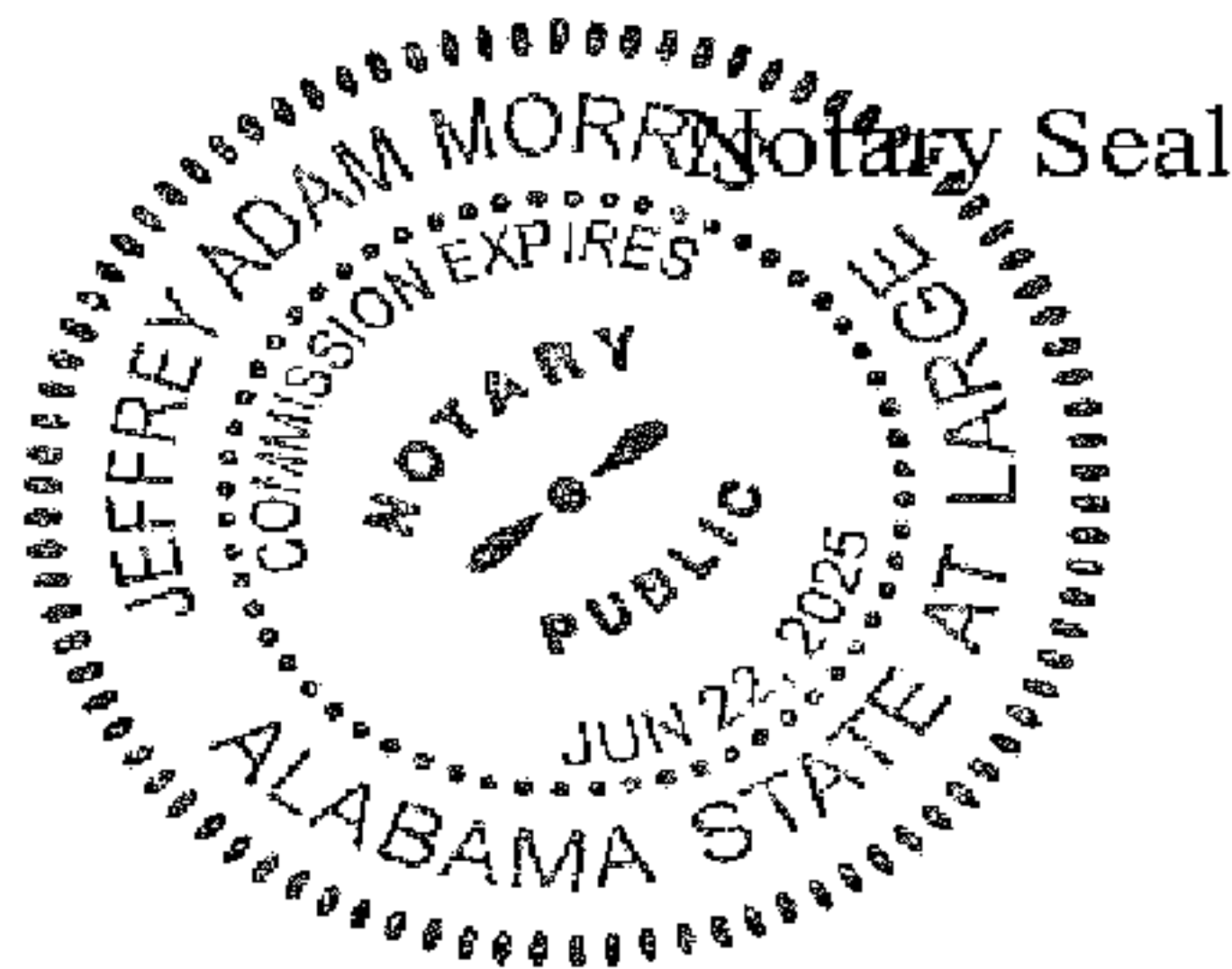
IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals,  
this 14<sup>th</sup> day of June, 2022.

Zeyad Shunnarah  
Zeyad Shunnarah

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Zeyad Shunnarah** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14<sup>th</sup> day of June, 2022.



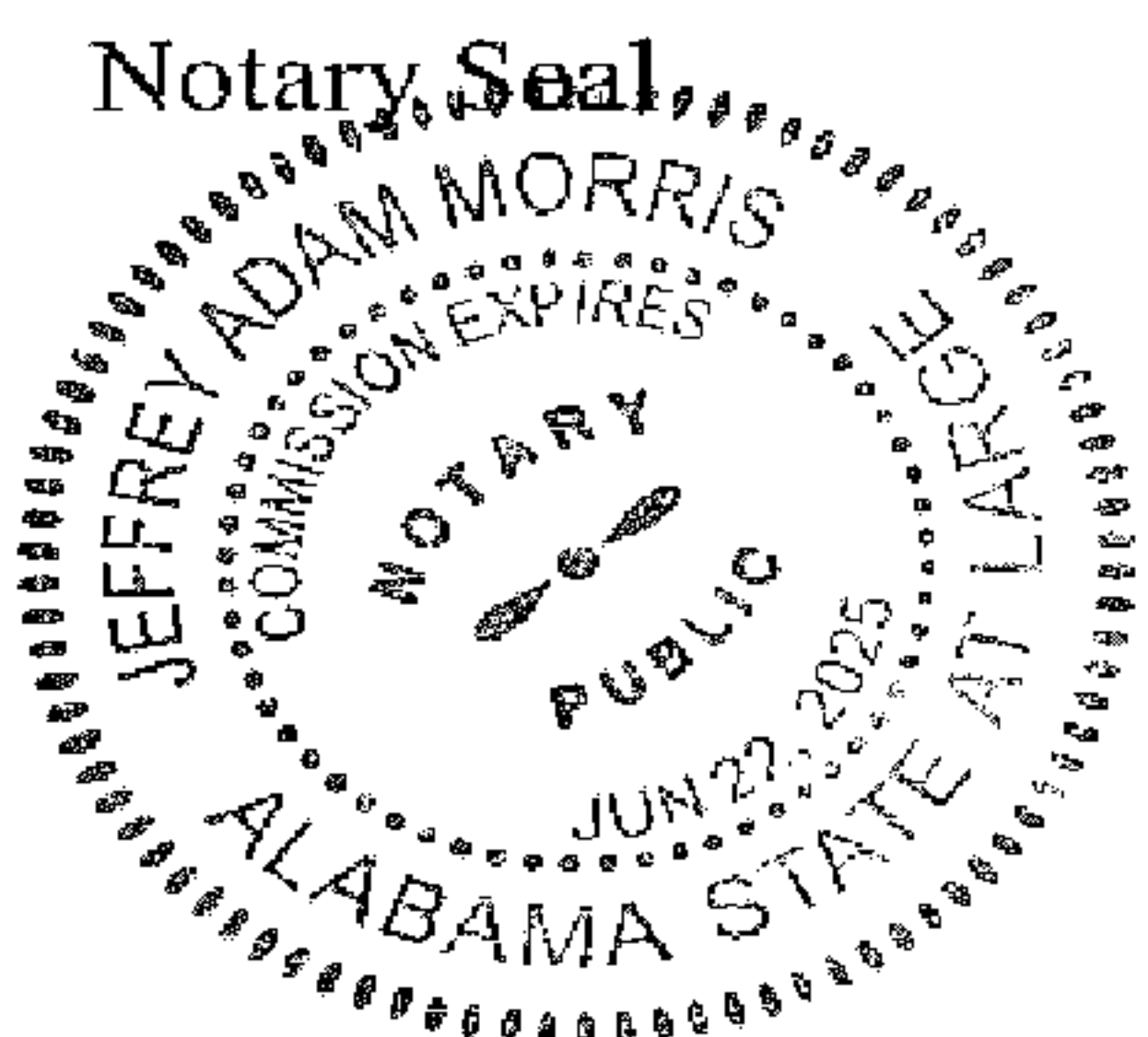
Jeffrey Adam Morris  
Notary Public  
My commission expires: 6/22/25

Mona Shunnarah  
Mona Shunnarah

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Mona Shunnarah** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14<sup>th</sup> day of June, 2022.



Jeffrey Adam Morris  
Notary Public  
My commission expires: 6/22/25

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

|                               |   |                         |                                |
|-------------------------------|---|-------------------------|--------------------------------|
| Grantor's Name                | Zeyad Shunnarah   | Grantee's Name          | Tanner Bradshaw                |
| Mailing Address               | Mona Shunnarah<br>2790 Aster Place<br>Jestonia AL 35043 | Mailing Address         | 474 17th St<br>Calera AL 35040 |
| Property Address              |   | Date of Sale            | July 6th, 2022                 |
| 474 17th St, Calera, AL 35040 |   | Total Purchase Price    | \$170,000.00                   |
|                               |   | Actual Value            | or \$                          |
|                               |   | Assessor's Market Value | or \$                          |

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

7/6/22

Print

Jeff Davis

Sign

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**

**Shelby County, AL**  
**07/08/2022 11:22:28 AM**  
**\$33.50 BRITTANI**  
**20220708000270550**

Alli S. Beyl