

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

SEND TAX NOTICE TO:  
FAM PROPERTIES, LLC  
2858 PELHAM PARKWAY  
PELHAM, ALABAMA 35124

### WARRANTY DEED

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, STEVE ISSIS, a married man (herein referred to as grantor) do grant, bargain, sell and convey unto FAM PROPERTIES, LLC (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3B, according to a Resurvey of 3A and 4A of a Resurvey of Circle S Business Complex, as recorded in Map Book 33, Pages 73 and 95, in the Probate Office of Shelby County, Alabama.

#### SUBJECT TO:

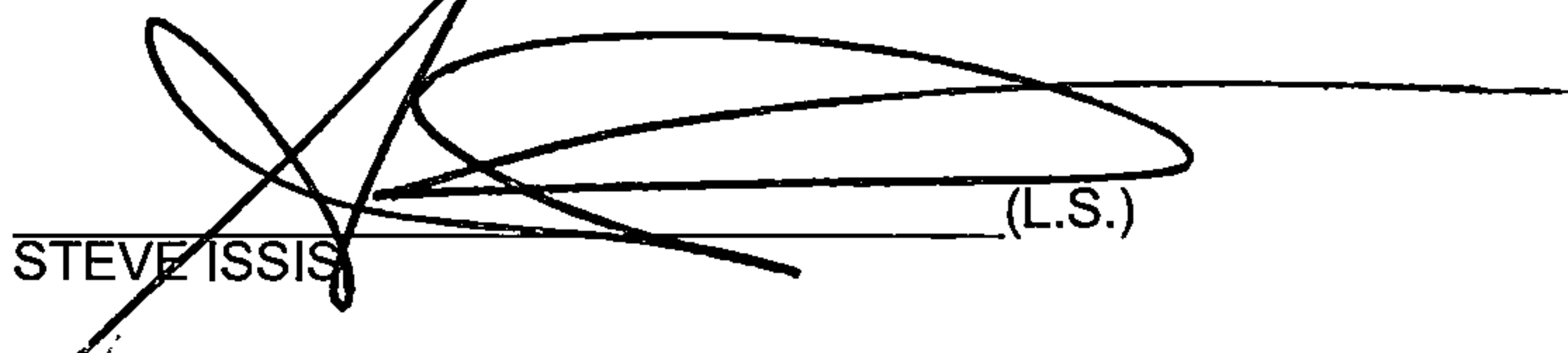
1. Taxes for the year 2022, which are a lien but not yet due and payable until October 1, 2022.
2. Restrictions, covenants, and conditions, if any, as set out in instrument(s) recorded in the Probate Office.

The hereinabove described property does not constitute a part of the homestead of the herein named Grantor and/or his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And I do, for myself and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hands and seals, this 28th day of December, 2022.

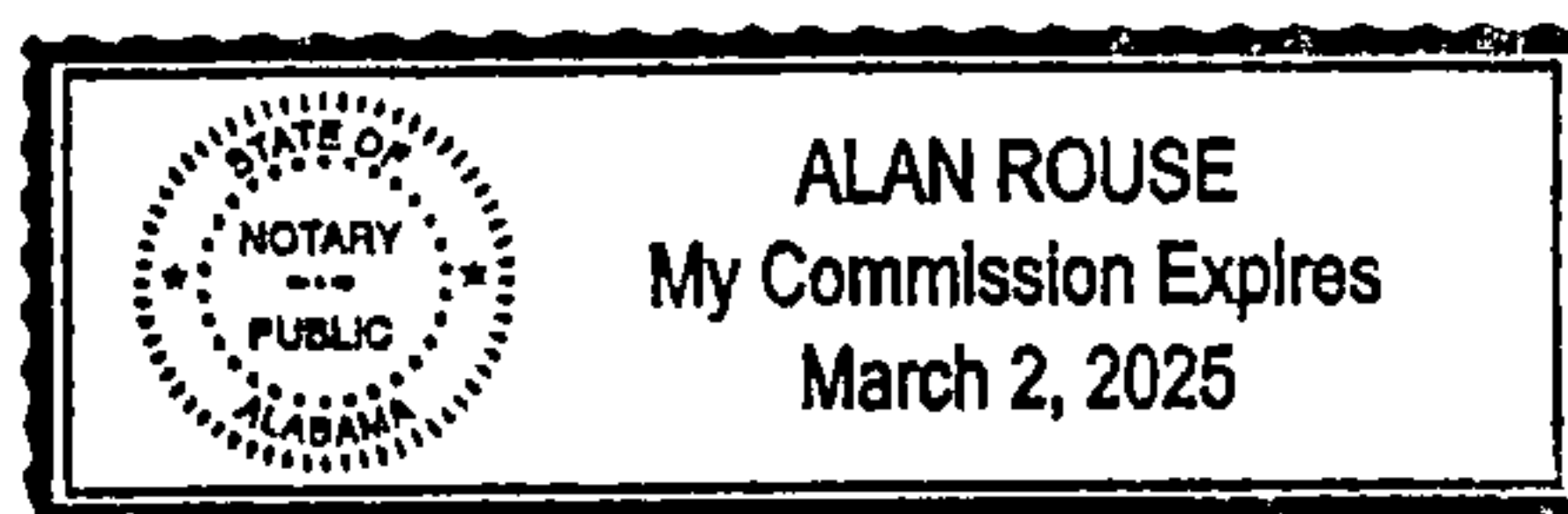
  
STEVE ISSIS (L.S.)

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVE ISSIS, whose names 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 they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2022.

  
Notary Public  
My Commission Expires: 3-2-25





20230123000017460 2/2 \$774.00  
Shelby Cnty Judge of Probate, AL  
01/23/2023 10:01:23 AM FILED/CERT

Grantor's Name:  
STEVE ISSIS

Mailing Address:  
2858 PELHAM PARKWAY  
PELHAM, AL 35124

Property Address:  
2695 PELHAM PARKWAY  
PELHAM, AL 35124

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statements

Grantee's name:  
FAM PROPERTIES, LLC

Mailing Address:  
2858 PELHAM PARKWAY  
PELHAM, AL 35124

Date of Sale:  
Total Purchase Price: \$  
or  
Actual Value  
or  
Assessor's Market Value:\$748,680.00

☐ Front of Foreclosure Deed  
☐ Appraisal  
☒ Other: TAX ASSESSOR