

SEND TAX NOTICE TO:

Abdul Ahed Mohammed and Fnu Nisar Banu
5489 Park Side Circle
Birmingham, AL 35244

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED THIRTY THOUSAND AND 00/100 (\$330,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Thompson Realty Co Inc., an Alabama Corporation**, whose address is 103 Carnoustie, Shoal Creek, AL 35242, (hereinafter "Grantor", whether one or more), by **Abdul Ahed Mohammed and Fnu Nisar Banu**, whose address is 5489 Park Side Circle, Birmingham, AL 35244, (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 Grantee **Abdul Ahed Mohammed, and Fnu Nisar Banu, as joint tenants**, the following described real estate situated in Shelby County, Alabama, the address of which is 17 Winged Foot Run, Birmingham, AL 35242, to-wit:

Lot 13-A-1, a Resurvey of Lots 2A, 2B, 3A, 3B, 13A, 14A, 15A, 16B, 16C and 16D, Shoal Creek, Map Book 16, Page 29, and Lots 4, 5 and 6, Shoal Creek, Map Book 6, Page 150, being a Resurvey of Lots 2, 3, 4, 5, 6, 13, 14, 15, Shoal Creek, Map Book 6, Page 150, and Lot 16A, Shoal Creek, Map Book 7, Page 21, as recorded in Map Book 17, Pages 70 A & B in the Office of the Judge of Probate, 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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Thompson Realty Co Inc., an Alabama Corporation, by George Thompson, as its Chairperson, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 6TH day of March, 2023.

Thompson Realty Co Inc., an Alabama Corporation

B. George Thompson
George Thompson, Chairperson

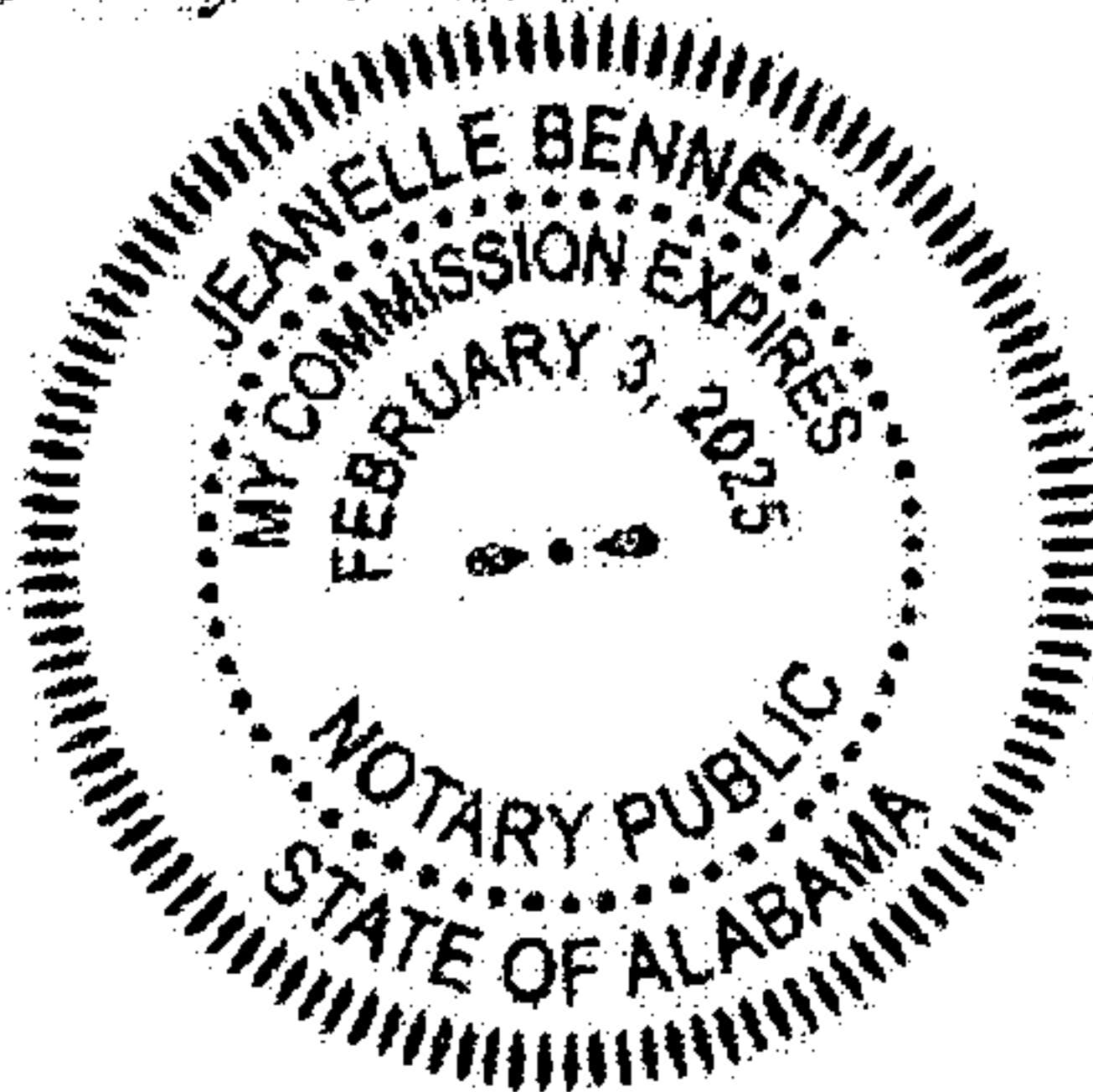
STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that George Thompson, whose name as Chairperson of the Thompson Realty Co Inc., a Corporation, is 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 6 day of March, 2023.

Jeanette Bennett
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/21/2023 01:03:13 PM
\$355.00 PAYGE
20230321000077860

Alvin S. Beryl