

Send Tax Notice to:

Mohammad F. Hijaz
Sharefa Ahmad
1009 Ridge Circle
Birmingham, AL 35242

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Million Dollars and 00/100 Dollars (\$1,000,000.00)**, 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 of which is acknowledged. I or we, **William D. Brogdon and Carole S. Brogdon, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 4012 Saint Charles Drive, Birmingham, AL 35242 grant, bargain, sell and convey unto **Mohammad F. Hijaz and Sharefa Ahmad** (herein referred to as grantees) whose mailing address is 1009 Ridge Circle Birmingham, AL 35242 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, having an address 1009 Ridge Circle, Birmingham, AL 35242 to wit:

Lot 2302A, according to the Survey of Subdivision for Single Family Residences, a Resurvey of Lots 2301 and 2302 Brook Highland 23rd Sector, an Eddleman Community, as recorded in Map Book 35, Page 139, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$600,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. 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 stated 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19 day of APRIL, 2023

William D. Brogdon
William D. Brogdon

Carole S. Brogdon
Carole S. Brogdon

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that William D. Brogdon and Carole S. Brogdon 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

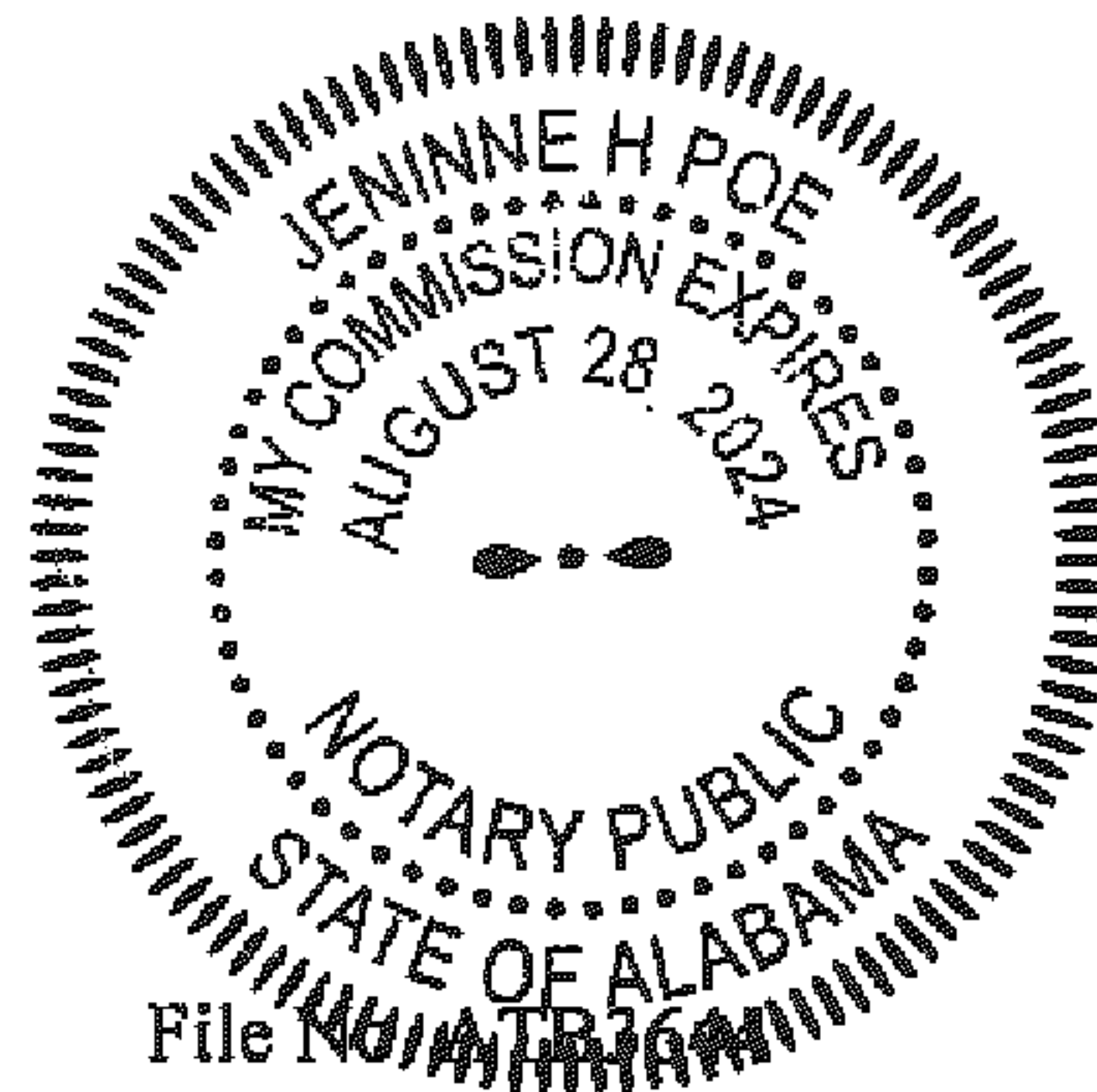
WITNESS my hand and official seal in the county and state aforesaid this the 19th day of April, 2023

My Commission Expires:

Jeninne H. Poe
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209 (205) 410-7591



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/20/2023 09:36:50 AM
\$425.00 JOANN
20230420000113720

Allie S. Bayl