



20230703000197590 1/3 \$100.00
Shelby Cnty Judge of Probate, AL
07/03/2023 12:39:32 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED

THIS INDENTURE, made and entered into on this the 27 day of June, 2023, by and between, **Tahira Khadair**, as party of the first part, and **Salman Khadair**, as party of the second part;

THAT FOR AND IN CONSIDERATION of the sum of ten dollars (\$10.00) and other good and valuable considerations to the party of the first part, in hand paid by the party of the second part, the receipt of which is hereby acknowledged, the party of the first part has quitclaimed, given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the party of the second part **IN FEE SIMPLE AND UNTO HIS HEIRS AND ASSIGNS FOREVER**, with every contingent remainder and right of reversion, the following-described real estate, whose post office address is 1926 Mini Warehouse, situated in Shelby County, State of Alabama, to-wit:

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, being more particularly described as follows:

From the Northwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 10 South, Range 2 West, run in a southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 125.0 feet to the point of beginning; thence continue along last mentioned course for a distance of 280.70 feet; thence turn an angle to the left of 90 degrees 03 minutes 06 seconds and leaving said $\frac{1}{4}$ - $\frac{1}{4}$ section line run in an Easterly direction for a distance of 35.38 feet to a point on the Westerly right of way line of U.S. Highway #31 South and to a point of a curve to the left, having a radius of 5628.67 feet, a central angle of 2 degrees 47 minutes 09 seconds and an arc length of 273.68 feet; thence run Northerly along said right of way line and long said curve a chord distance of 273.65 feet to the intersection of said right of way line and a line of existing steel bollard poles; thence turn an angle to the left of 89 degrees 11 minutes 47 seconds and run Northwesterly along said line of bollard poles for 69.15 feet, more or less, to the point of beginning.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the lot or parcel of land above described together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining unto the party of the second part, **IN FEE SIMPLE AND UNTO HIS HEIRS AND ASSIGNS FOREVER**.

And the party of the first part does hereby covenant with the parties of the second part that he is lawfully seized in fee of said premises; that he had a good right to sell and convey the same.

Shelby County, AL 07/03/2023
State of Alabama
Deed Tax: \$72.00



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This instrument prepared by:

The Law Offices of Charlotte Christian & Associates
1500 Perimeter Pkwy, Suite 275,
Huntsville, AL 35806

Grantor's name and mailing address:

Tahira Khadair
2826 Southwood View
Bessemer, AL 35022

Grantee's name and mailing address:

Salman Khadair
279 Trace Ridge Road
Hoover, AL 35244

Property address:

1926 Mini Warehouse
Pelham, AL 35242

[remainder of page intentionally left blank]

Total Market Value \$71.70⁰⁰

IN WITNESS WHEREOF, the said party of the first part does hereunto set her hand and seal on this day and year first above written.

Tahira Khadair

Tahira Khadair

STATE OF ALABAMA)

COUNTY OF MADISON)

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

Given under my hand this the 27th day of June, 2023.

Lesly Mae Turner

NOTARY PUBLIC

My commission expires: 01-04-2027