

This Instrument was Prepared by:

Lauren N. Smith, Esquire  
For National Title & Appraisal, Inc.  
2880 Crestwood Blvd  
Irondale, AL 35210  
File No.: 233074

Send Tax Notice To: Hamza Madian Khouly  
Madian Khouly  
240 Oak Forest Dr.  
Pelham, AL 35124

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Thousand Dollars and No Cents (\$400,000.00)**, 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 whereof is acknowledged, I or we, **Erica Chambers, a single person, whose mailing address is 129 Huntley Drive, Pelham, AL 35124** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Hamza Madian Khouly and Madian Khouly, whose mailing address is 240 Oak Forest Dr., Pelham, AL 35124** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **240 Oak Forest Dr., Pelham, AL 35124**; to wit;

Lot 37, according to the Survey of Oak Forest, as recorded in Map Book 25, Page 111, in the Probate Office of Shelby County, Alabama.

**Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$380,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of July, 2023.

  
Erica Chambers

State of Alabama

County of Jefferson

I, Debra Vaughn Escott, a Notary Public in and for the said County in said State, hereby certify that Erica Chambers, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of July, 2023.

Debra Vaughn Escott  
Notary Public, State of Alabama  
Debra Vaughn Escott  
My Commission Expires: 8/15/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/07/2023 08:06:52 AM  
\$45.00 JOANN  
20230707000202080

Allie S. Bayl