

20230717000211900
07/17/2023 10:41:09 AM
DEEDS 1/3

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Rajaa Aldohan and Basheer Alismail
2 Parcels Highway 33
Pelham, AL 35124

WARRANTY DEED

Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Nine Thousand And No/100 Dollars (\$109,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Lanis A. Robinson, unmarried (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Rajaa Aldohan and Basheer Alismail (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

A parcel of land situated in Section 13, Township 20 South, Range 3 West, being more particularly described as follows:

Beginning at the Southwest corner of the NW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 West, thence run in a Westerly direction along the South line of the NE 1/4 of the SW 1/4 of said Section a distance of 317.54 feet to the top of Oak Mountain (Ridge line), thence 113 degrees 02 minutes 04 seconds right and run along the top of Oak Mountain a distance of 235.84 feet; thence 05 degrees 53 minutes 18 seconds right and continue along the top of Oak Mountain a distance of 324.22 feet; thence 76 degrees 00 minutes 08 seconds right and leaving said ridge line run a distance of 321.33 feet to the Northwesterly right-of-way line of Shelby County Highway No. 33 (80-foot R.O.W.); thence 95 degrees 59 minutes 14 seconds right and run in a Southwesterly direction along said right-of-way a distance of 257.26 feet to the point of a curve to the left having a central angle of 01 degrees 51 minutes 43 seconds and a radius of 5,819.68 feet; thence continue along the arc of said curve and along said right-of-way run a distance of 189.14 feet to the intersection with the South line of the NW 1/4 of the SE 1/4 of said Section; thence 69 degrees 59 minutes 02 seconds right and run along said South line a distance of 85.58 feet to the Point of Beginning.

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.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 14 day of
July, 20 23.



Lanis A. Robinson

STATE OF ALABAMA
COUNTY OF SHELBY

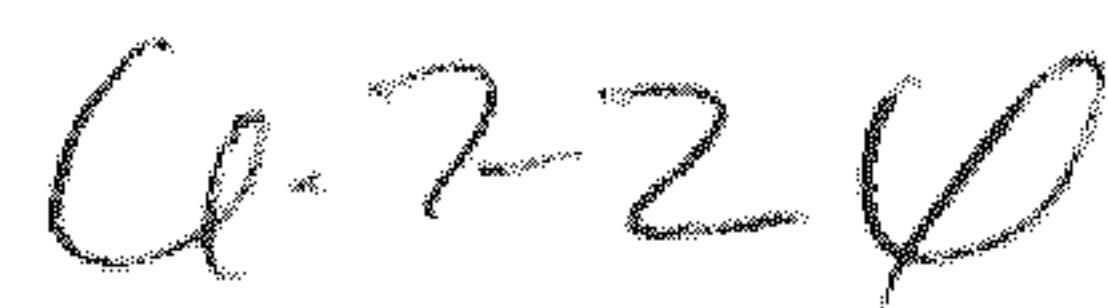
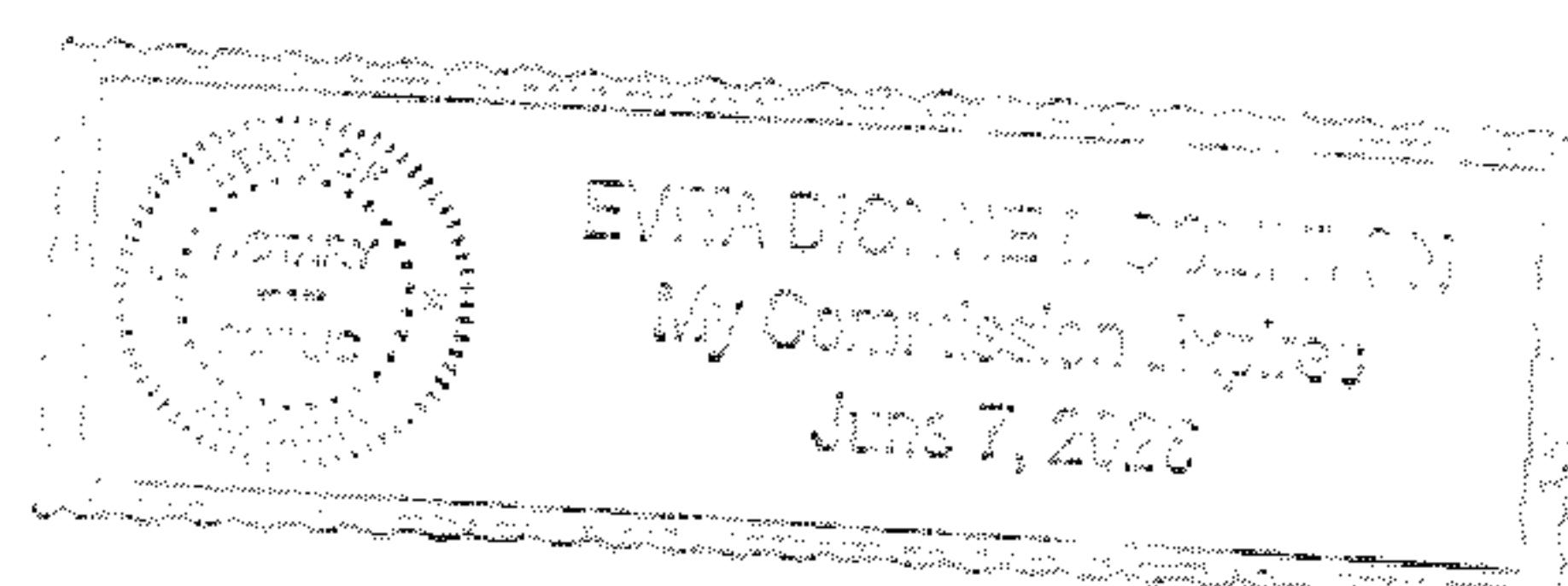
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lanis A. Robinson whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 14 day of July, 20 23



Notary Public

My commission expires:


Q-724

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Lanis A. Robinson

Mailing Address

P.O.Box 595
Clanton, AL 35046Property Address 2 Parcels Highway 33
Pelham, AL 35124

Grantee's Name Rajaa Aldohan and Basheer Alismail

Mailing Address 2 Parcels Highway 33
Pelham, AL 35124

Date of Sale July 14, 2023

Total Purchase Price \$109,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required) Bill of Sale Appraisal Sales Contract Other: Closing StatementIf the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.

Instructions

Grantor's name and mailing address - Lanis A. Robinson, P.O.Box 595 Clanton AL 35046

Grantee's name and mailing address - Rajaa Aldohan and Basheer Alismail, 2 Parcels Highway 33, Pelham, AL 35124.

Property address - 2 Parcels Highway 33, Pelham, AL 35124

Date of Sale - July 14, 2023.

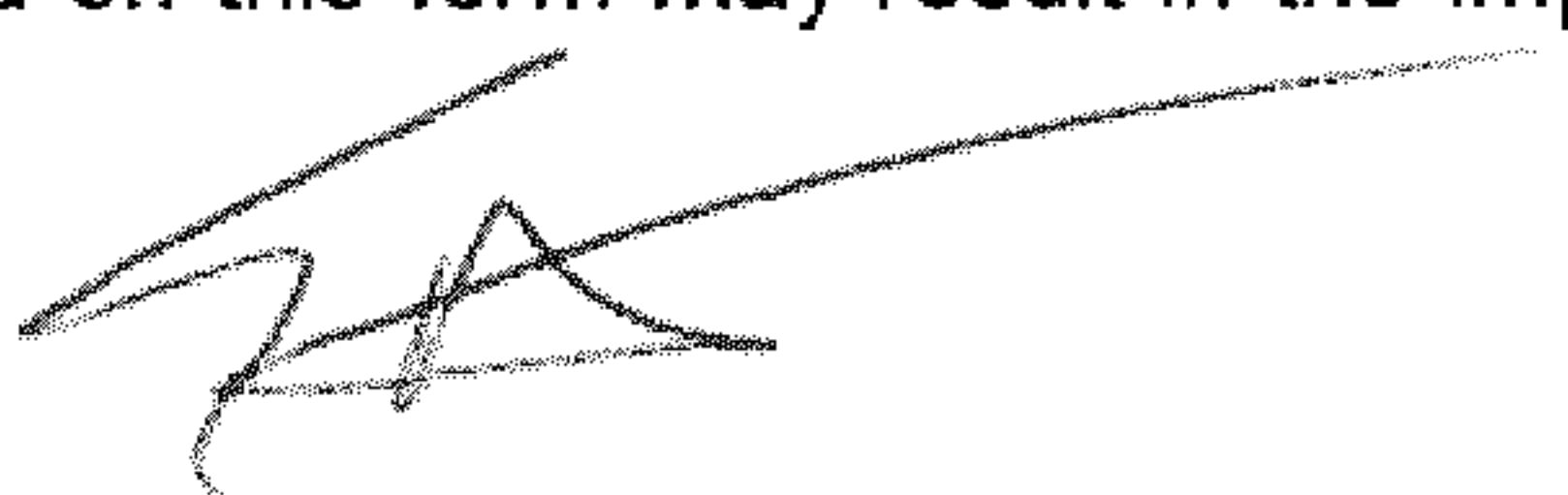
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: July 14, 2023

Sign



Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/17/2023 10:41:09 AM
 \$137.00 BRITTANI
 20230717000211900

