

SEND TAX NOTICE TO:
Zahid Ashraf and Sameera Zahid
207 Chelsea Park Road
Chelsea, AL 35043

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 TEN THOUSAND AND 00/100 (\$310,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Douglas L. Hustad and Raquel Torres Hustad, a married couple**, whose address is 600 Grand Oaks Way #1421, Augusta, GA 30907, (hereinafter "Grantor", whether one or more), by **Zahid Ashraf and Sameera Zahid**, whose address is 207 Chelsea Park Road, Chelsea, AL 35043, (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 **Zahid Ashraf and Sameera Zahid, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 207 Chelsea Park Road, Chelsea, AL 35043 to-wit:**

Lot 1737, according to Plat of Chelsea Park 17th Sector, recorded in Map Book 54, Pages 23A and 23B, of the Probate Office of 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.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of September, 2023.

Raquel Torres Hustad

Raquel Torres Hustad

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Raquel Torres Hustad whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2023.


Elizabeth Lee Todd

Notary Public

My Commission Expires: *09/08/2027*



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5 day of September, 2023




Douglas L. Hustad

STATE OF GEORGIA
COUNTY OF RICHMOND

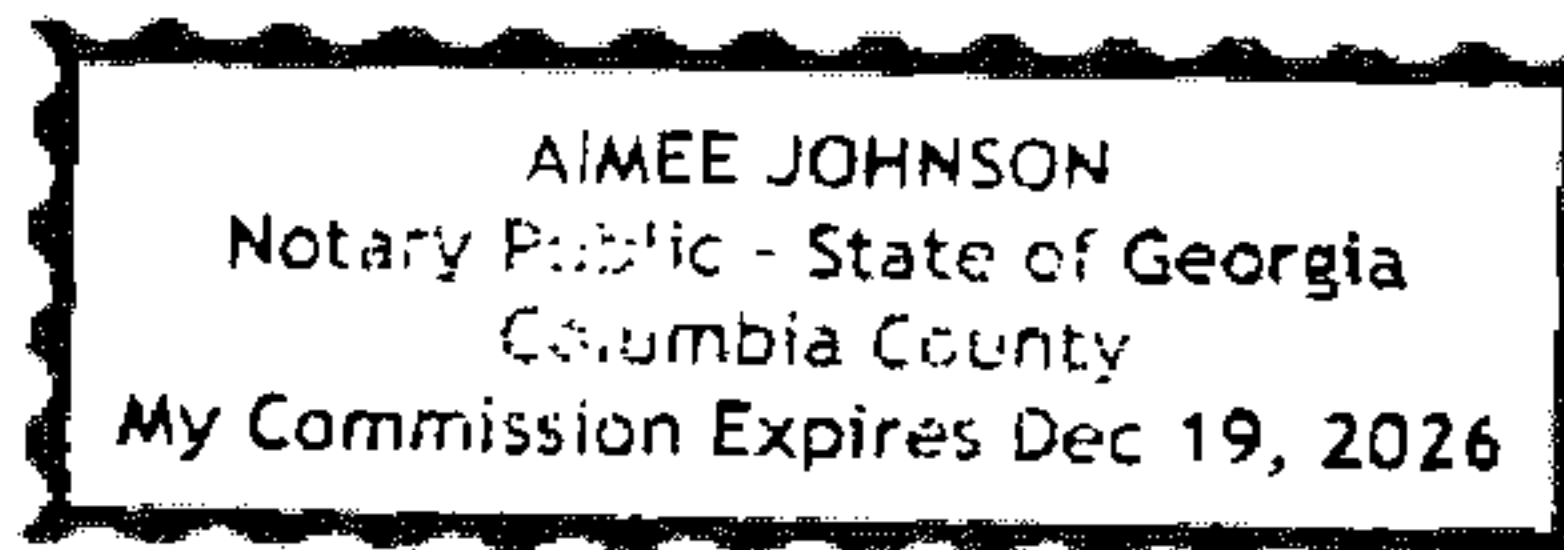
I, the undersigned Notary Public in and for said County and State, hereby certify that Douglas L. Hustad whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same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

Given under my hand and official seal this 5 day of September, 2023.



Notary Public

My Commission Expires: 12-19-2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/12/2023 01:48:56 PM
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