

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Abdulaziz Ahmed and Fatia Alsoudi
6167 Rushing Parc Ln
Hoover, AL 35244

Presents:

THAT IN CONSIDERATION OF THREE HUNDRED SEVENTY THOUSAND AND 00/100 (\$370,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, DELTON NIX JR, TRUSTEE OF THE NIX FAMILY IRREVOCABLE TRUST DATED APRIL 26, 2022, (1/3 INTEREST) JUNG NIX, A single PERSON (1/3 INTEREST) AND DELTON NIX JR, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DELTON NIX, CASE #2023-000484 (1/3 INTEREST) (herein referred to as grantors) do grant, bargain, sell and convey unto Abdulaziz Ahmed and Fatima Alsoudi (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 16, according to the Survey of Rushing Parc - Sector 1, as recorded in Map Book 19, Page 20, in the Probate Office of Shelby County, Alabama

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$314,500.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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 persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), THE 16H DAY OF JUNE 2023

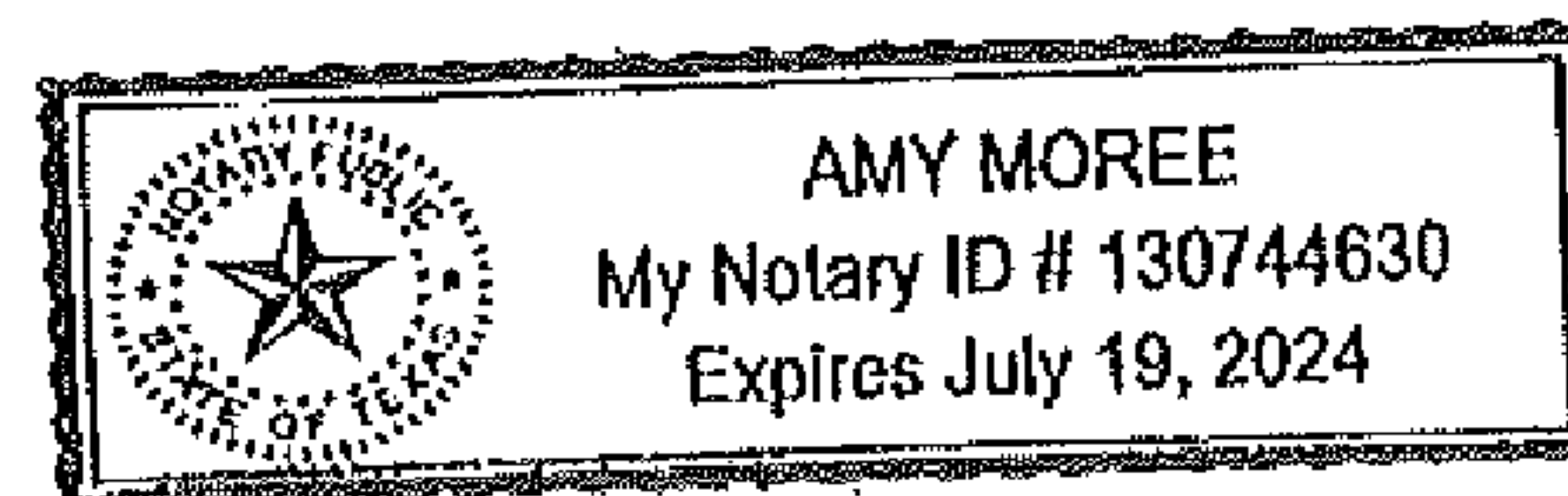
DELTON NIX Jr, TRUSTEE OF THE NIX FAMILY
IRREVOCABLE TRUST DATED APRIL 26, 2023

Delton Nix Jr.
DELTON NIX , JR, TRUSTEE

STATE OF TX
COUNTY OF Bell

I, The Undersigned, a notary public, hereby certify that DELTON NIX JR whose name(s) as Trustee(s) of the NIX FAMILY IRREVOCABLE TRUST DATED 4/26/2023 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that DELTON NIX JR in his/her capacity as Trustee, did executed the same voluntarily and as their act on the day the same bears date. Given under my hand and official seal, this the 16th day of June, 2023

Amy Moree
Notary Public
My Commission Expires: July 19, 2024



IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), THE 16H DAY OF JUNE 2023

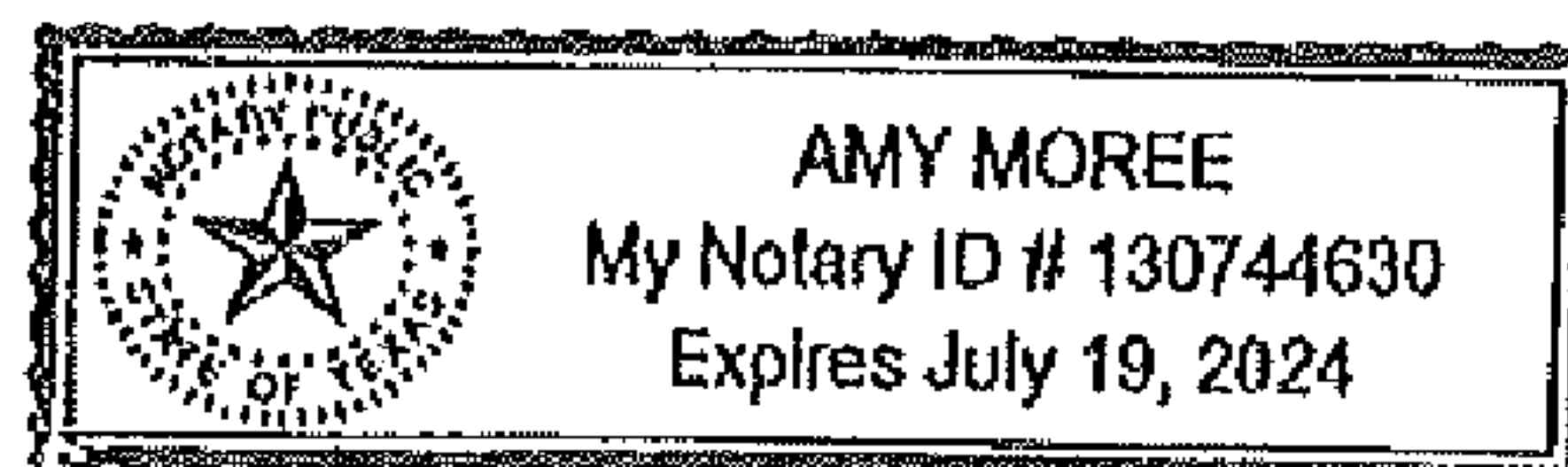
JUNG NIX BY Delton Nix, Jr. Attorney in Fact
JUNG NIX BY DELTON NIX, JR HER
ATTORNEY IN FACT

STATE OF TX
COUNTY OF Bell

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that DELTON NIX JR as Attorney in Fact for JUNG NIX whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the Conveyance that DELTON NIX, JR in his/her capacity as Attorney in Fact did executed the same voluntarily and acting within the scope and power of said Power of Attorney for JUNG NIX on the day the same bears date .

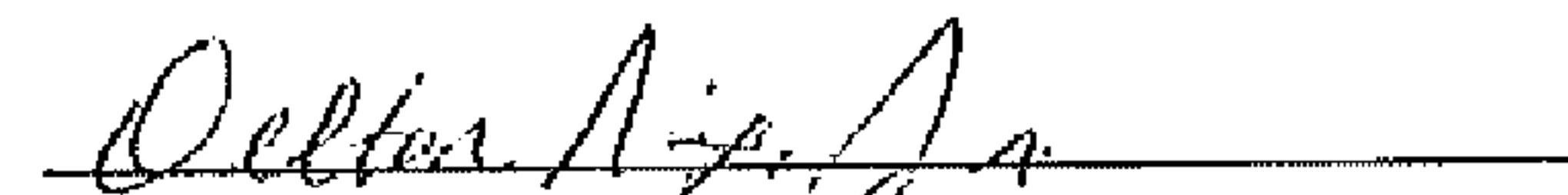
Given under my hand and official seal, this the 16th day of June, 2023

Amy Moree
Notary Public
My Commission Expires: July 19, 2024



IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), THE 16H DAY OF JUNE
2023

DELTON NIX Jr, AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF DELTON
NIX PROBATE CASE #PR2023-000484

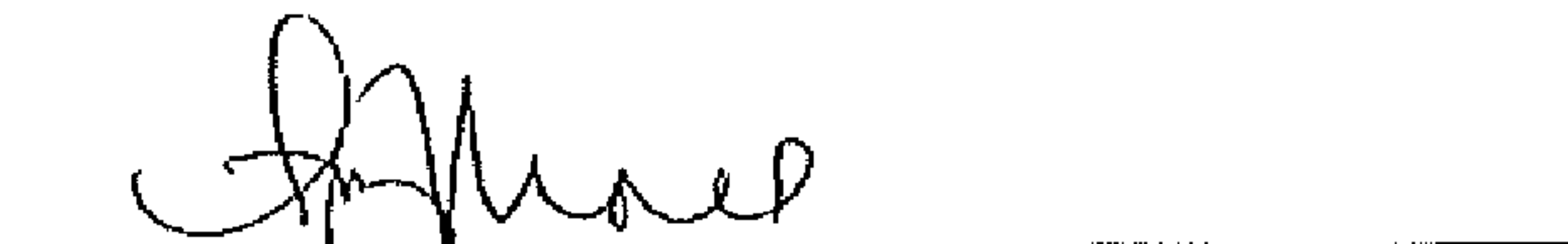

BY: DELTON NIX, JR;
ITS: PERSONAL REPRESENTATIVE

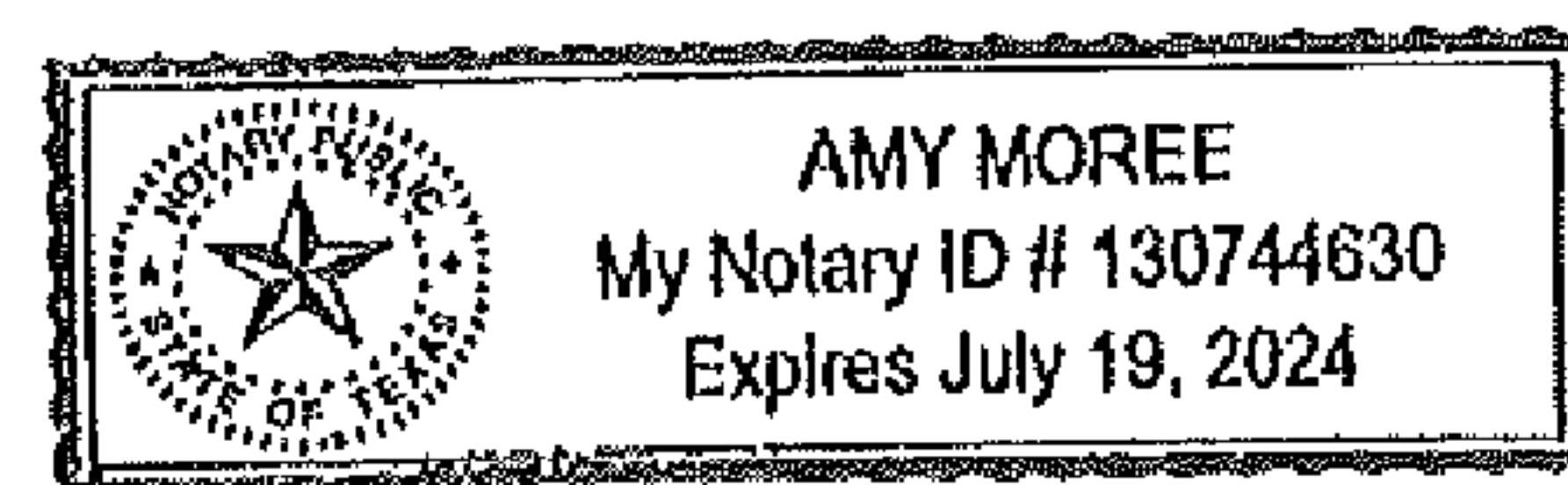
STATE OF TX
COUNTY OF bel

I, The Undersigned, a notary public, hereby certify that DELTON NIX, JR whose name(s) as Personal Representative(s) of the ESTATE OF DELTON NIX PROBATE CASE #2023-000484 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that DELTON NIX JR in her capacity as Personal Representative, did executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal, this the 16th day of June, 2023

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1320 Alford Ave Ste 102
Birmingham, AL 35226


Notary Public
My Commission Expires: July 19, 2024



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Delton Nix, Jr., Trustee of Nix Family Irrevocable Trust dated April 26, 2022, and JUNG NIX The Estate of Delton Nix Case #PR 2023-000484	Grantee's Name	Abdulaziz Ahmed
Mailing Address	6167 Rushing Parc Lane Hoover, AL 35244		6167 Rushing Parc LN Hoover AL 35244
Property Address	6167 Rushing Parc Lane Hoover, AL 35244	Date of Sale	June 16, 2023
		Total Purchase Price	\$370,000.00
		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 to
☒ Closing Statement

If 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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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: 06/16/2023

(verified by)

Print: Jeremy Parker
 Sign: _____

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2023 01:37:03 PM
\$92.50 JOANN
20230929000292420

Allen S. Bayl