



20231228000371500 1/2 \$1943.00
Shelby Cnty Judge of Probate, AL
12/28/2023 11:25:05 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT CURRENT TITLE OPINION OR CURRENT SURVEY.

PREPARED BY:
FOSTER D. KEY, ATTORNEY
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

SEND TAX NOTICE TO:
FAM PROPERTIES, LLC
2858 PELHAM PARKWAY
PELHAM, ALABAMA 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, STEVE ISSIS, SR., a married man, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto FAM PROPERTIES, LLC, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA , to-wit:

Lot 4B, according to a Resurvey of Lot 3A and 4A of a Resurvey of Circle S Business Complex, as recorded in Map Book 33, Page 95, in the Probate Office of Shelby County, Alabama.

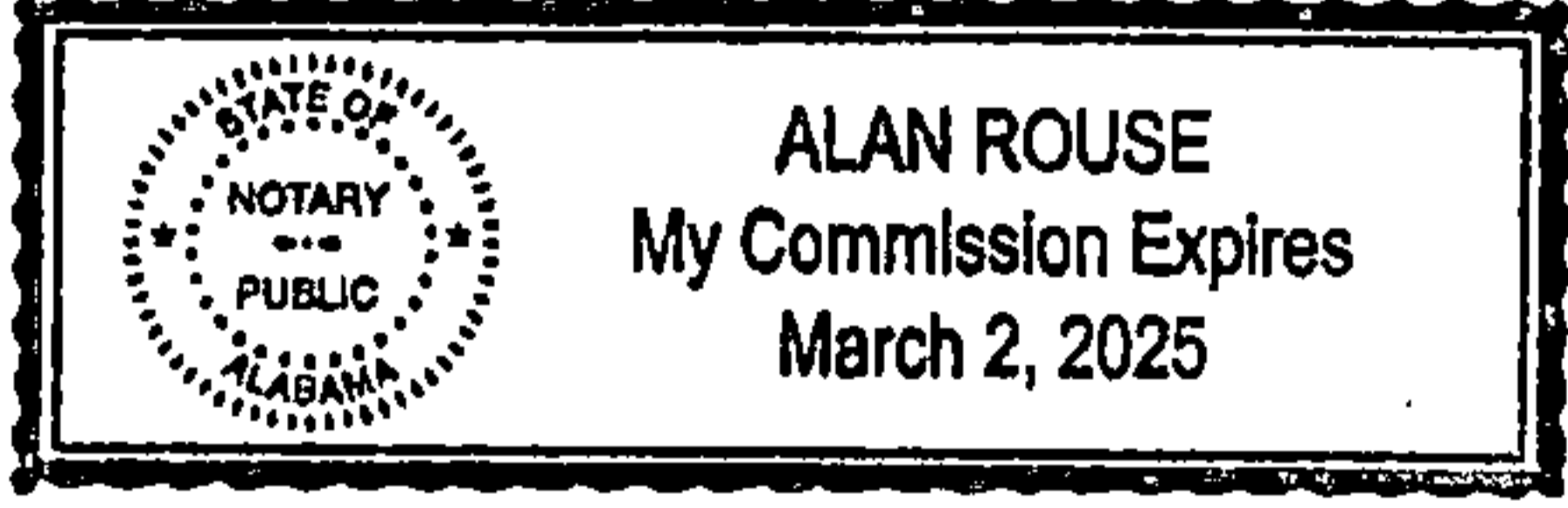
The hereinabove described property does not constitute a part of the homestead of the Grantor and/or his spouse.

TO HAVE AND TO HOLD the above described property unto the said GRANTEE, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto its heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 21 day of DEC, 2023.

STEVE ISSIS SR (L.S.)

STATE OF ALABAMA)
SHELBY COUNTY)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVE ISSIS, SR., whose name is 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of Dec, 2023.

NOTARY PUBLIC
My Commission Expires: 3-2-25

Shelby County, AL 12/28/2023
State of Alabama
Deed Tax: \$1918.00



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Grantor's Name:
STEVE ISSIS, SR.

Grantee's name:
FAM PROPERTIES, LLC

Mailing Address:
2858 HIGHWAY 31
PELHAM, AL 35124

Mailing Address:
2858 PELHAM PARKWAY
PELHAM, AL 35124

Property Address:
2691 PELHAM PARKWAY
PELHAM, AL 35124

Date of Sale: _____
Total Purchase Price: \$ _____
or
Actual Value
or
Assessor's Market Value: \$1,917,800.00

____ Bill of Sale
____ Sales Contract
____ Closing Statements

____ Front of Foreclosure Deed
____ Appraisal
X Other: TAX ASSESSOR