

**SEND TAX NOTICE TO:**

Ernest Oscar Grimes, Jr. and Deborah Frederick Grimes  
848 Heatherwood Place  
Hoover, AL 35244

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 **ONE MILLION ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$1,160,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sukar Construction Co., Inc., an Alabama Corporation**, whose address is 2102 Baneberry Drive, Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **Ernest Oscar Grimes, Jr. and Deborah Frederick Grimes**, whose address is 848 Heatherwood Place, Hoover, AL 35244 (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, **Ernest Oscar Grimes, Jr. and Deborah Frederick Grimes, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 848 Heatherwood Place, Hoover, AL 35244 to-wit:**

**Lot 34, according to the Survey of Heatherwood, 4th Sector, 2nd Addition, as recorded in Map Book 12, pages 79, 80, and 81, in the Probate Office of Shelby County, Alabama.**

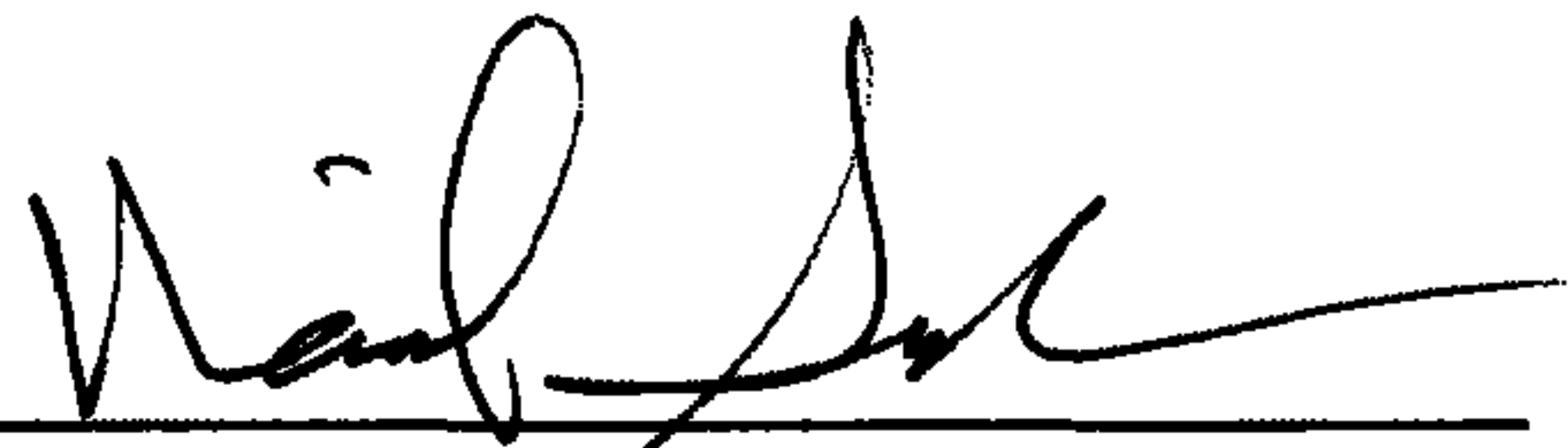
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$860,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's successors 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 successors and assigns 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 26<sup>th</sup> day of January, 2024.

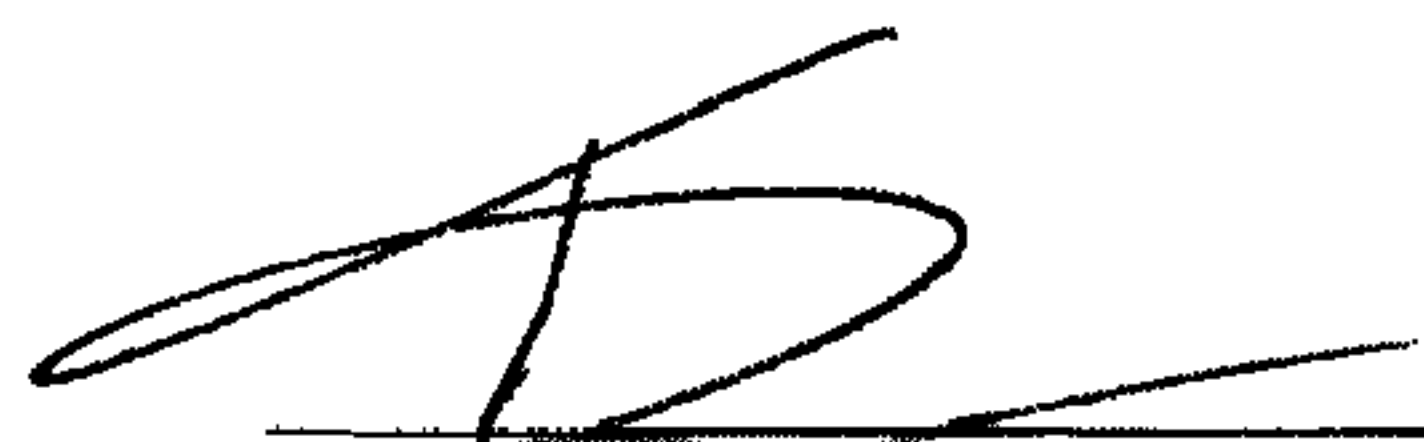
**Sukar Construction Co., Inc., an Alabama Corporation**

By:   
**Nassib Sukar, President**

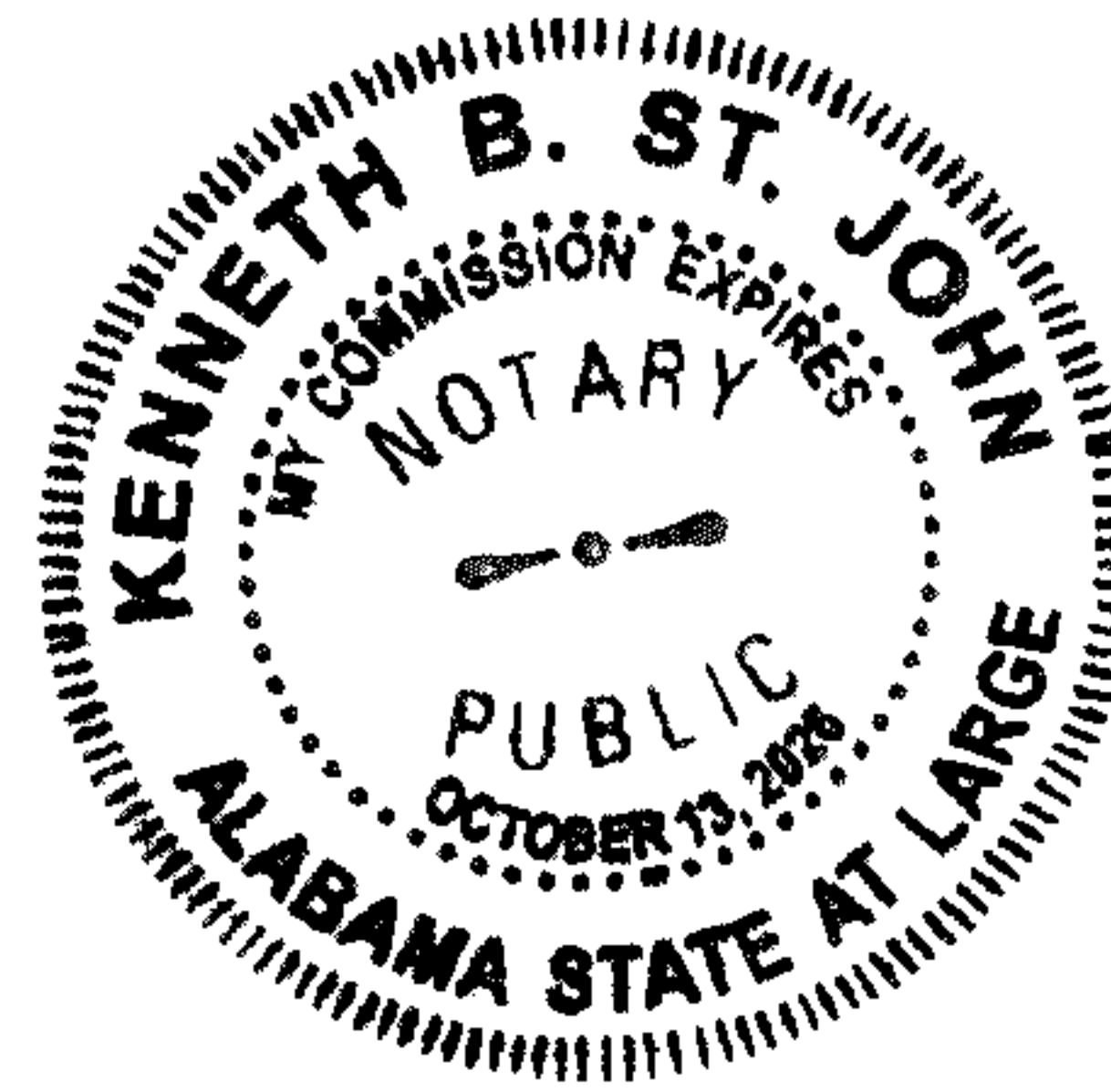
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Nassib Sukar, whose name as President of Sukar Construction Co., Inc., an Alabama Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand this 26<sup>th</sup> day of January, 2024.



Notary Public  
Print Name: Kenneth B. St. John  
My Commission Expires: 10/13/2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/02/2024 08:01:47 AM  
\$325.00 JOANN  
20240202000026870

