

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Joseph Emmanuel Zaiden
2475 Chuchura Rd
Birmingham AL 35244

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

That in consideration of the sum of FOUR HUNDRED THOUSAND AND 00/100 (\$400,000.00) and other good and valuable consideration to the undersigned grantor, Invest South LLC, an Alabama Limited Liability Company (herein referred to as Grantor) in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell, and convey unto Joseph Emmanuel Zaiden, a single man (herein referred to as Grantee(s) whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 17, in Block 2, according to the survey of Indian Valley, First Sector, as recorded in Map Book 5, page 43, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

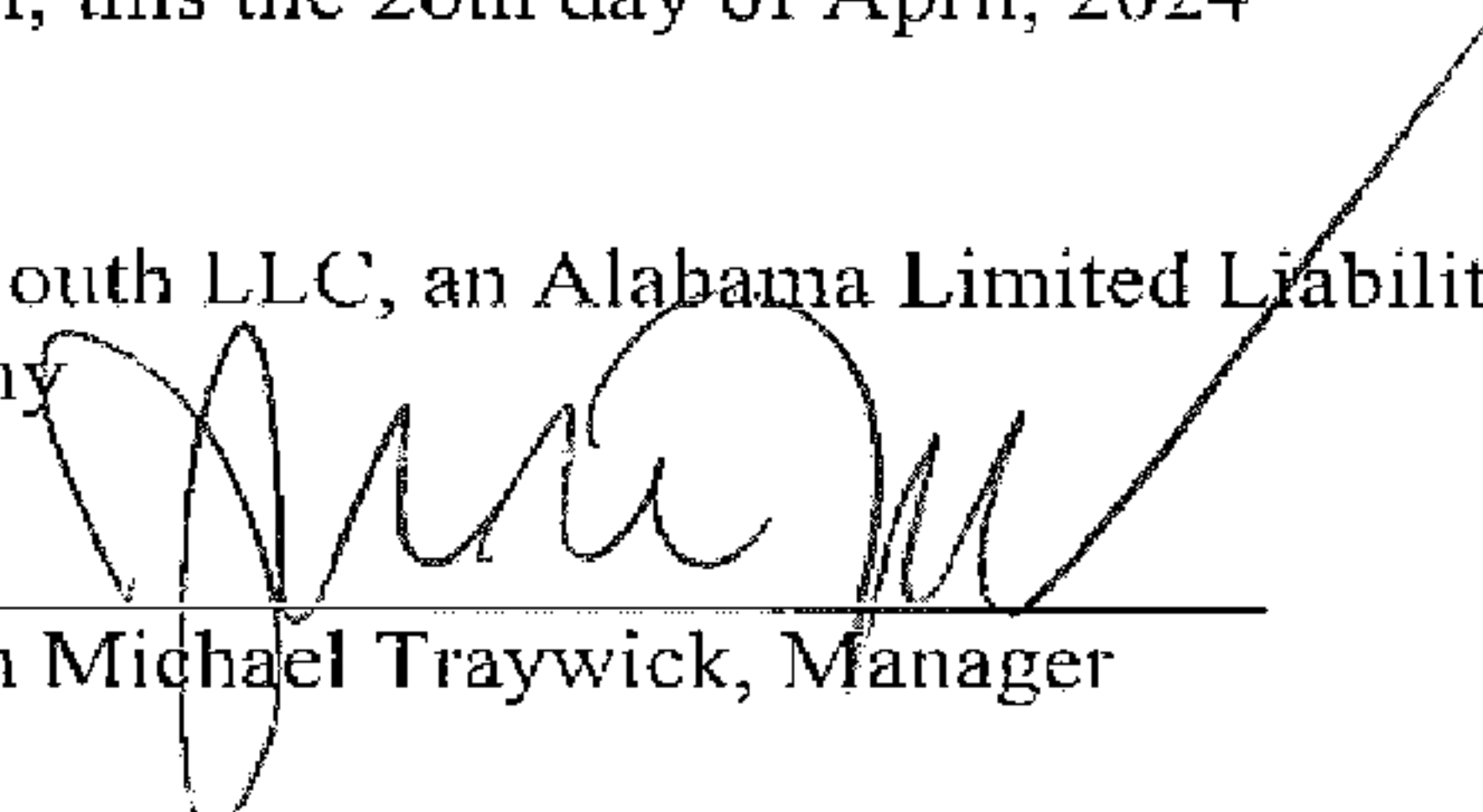
\$392,755.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

And Grantor does for itself and for its successors and assigns covenant with the said grantee(s), his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantee(s), his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Invest South LLC by its Manager, who is authorized to execute this conveyance, has hereto set signature and seal, this the 26th day of April, 2024

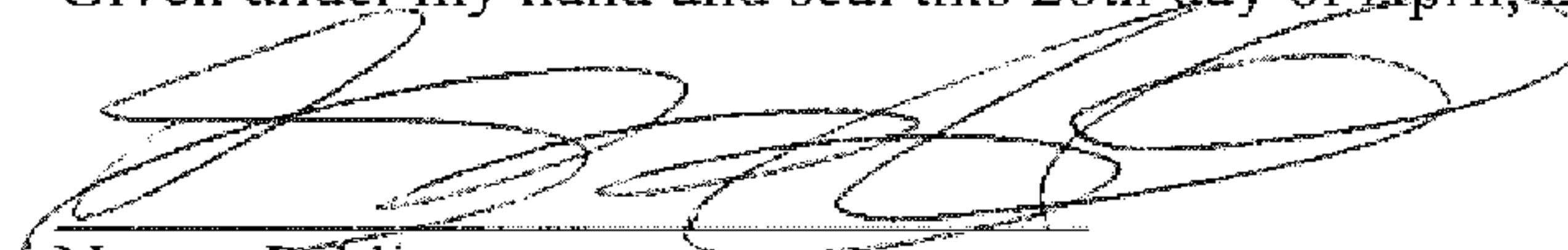
Invest South LLC, an Alabama Limited Liability Company

By: 
John Michael Traywick, Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said County in said State, hereby certify that John Michael Traywick, whose name as Manager of Invest South LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 26th day of April, 2024.


Notary Public
My Commission Expires: 4/2/28

