

Send Tax Notice to:
Ashraf Ali Alkotof and Hajer Ali
Yenia

8059 Mitchell Lane
Vestavia Hills, AL 35216

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-24-3387**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$515,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Christopher M. Hummel and Kimberly M. Hummel, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

705 South Olmsted Street, Birmingham, AL 35242

by **Ashraf Ali Alkotof and Hajer Ali Yenias (herein referred to as "Grantee," whether one or more),** whose mailing address is

8059 Mitchell Lane, Vestavia Hills, AL 35216

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **8059 Mitchell Lane, Vestavia Hills, AL 35216**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$408,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her 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), this 6th day of June, 2024

Christopher M Hummel by Kimberly M Hummel
Christopher M. Hummel by Kimberly M. Hummel, Attorney-In-Fact
Kimberly M Hummel
Kimberly M. Hummel

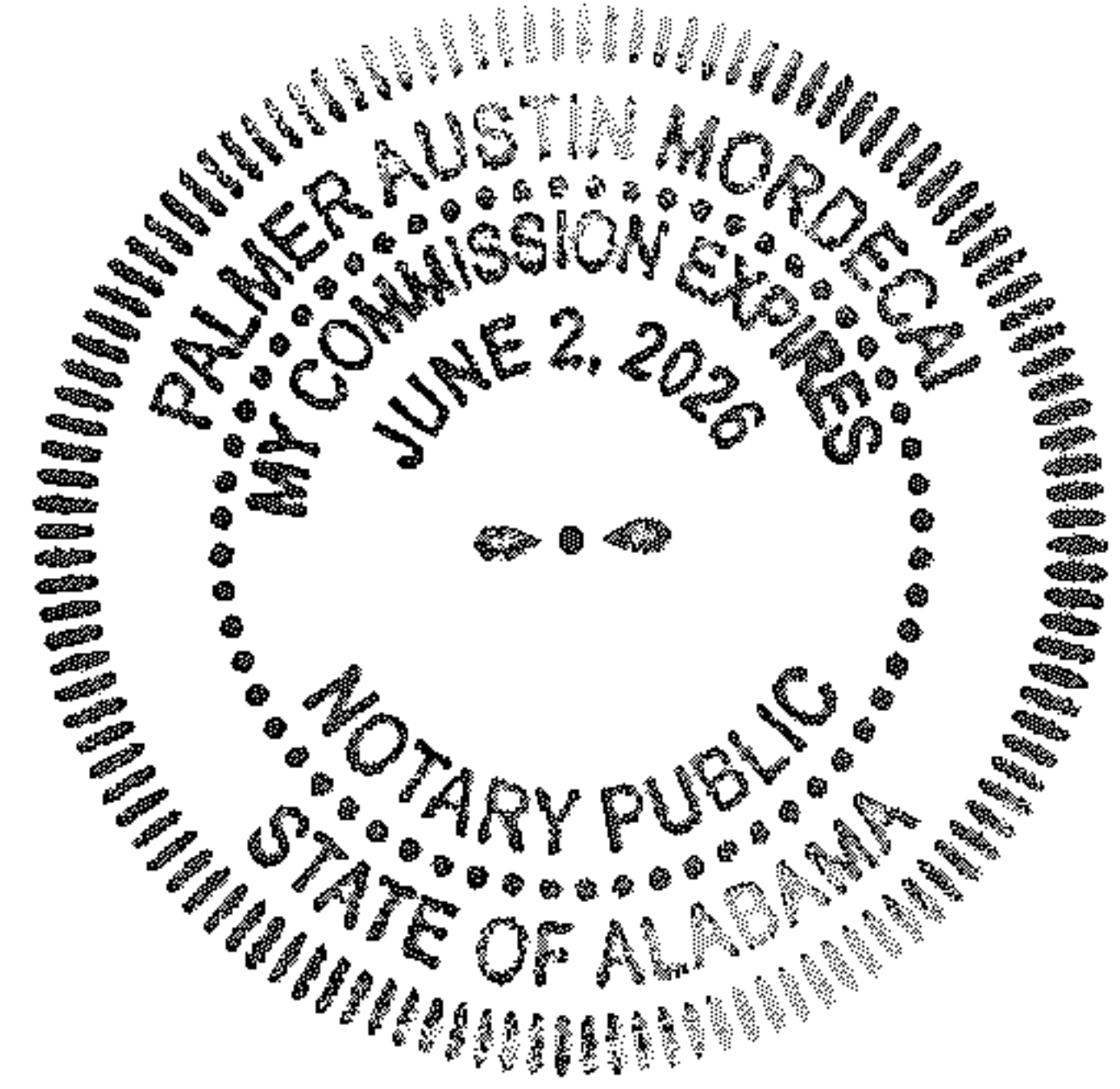
State of Alabama
County of Jefferson

I, Palmer Austin Mordecai, a Notary Public, hereby certify that **Kimberly M. Hummel**, whose name(s) is signed as Attorney in Fact for **Christopher M. Hummel** 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of June, A. D. 2024.

Palmer Austin Mordecai
Notary Public

Printed Name
My Commission Expires:



State of Alabama
County of Jefferson

I, Palmer Austin Mordecai, a Notary Public, hereby certify that **Kimberly M. Hummel**, 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of June, A. D. 2024.

Palmer Austin Mordecai
Notary Public

Printed Name
My Commission Expires:

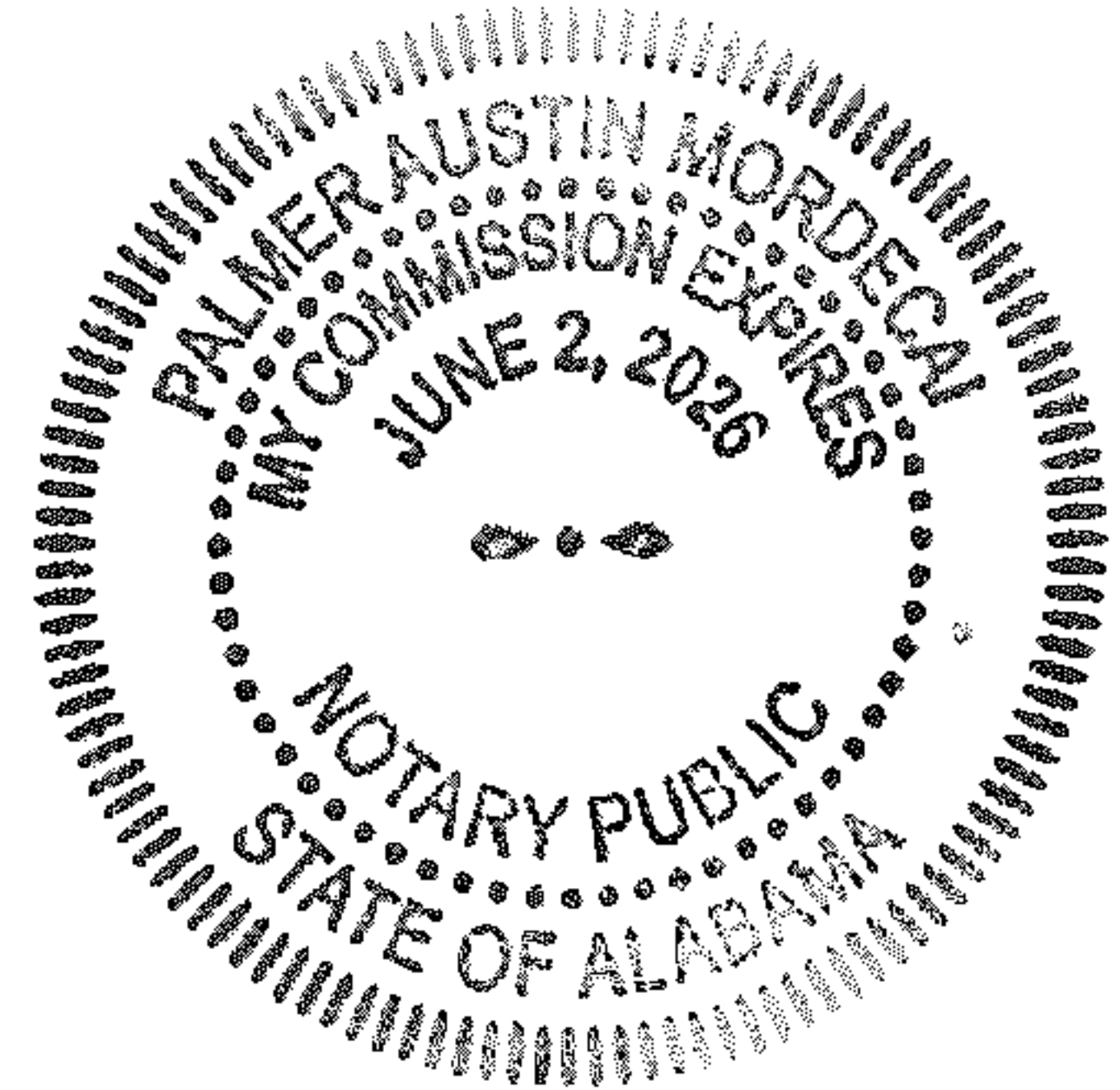
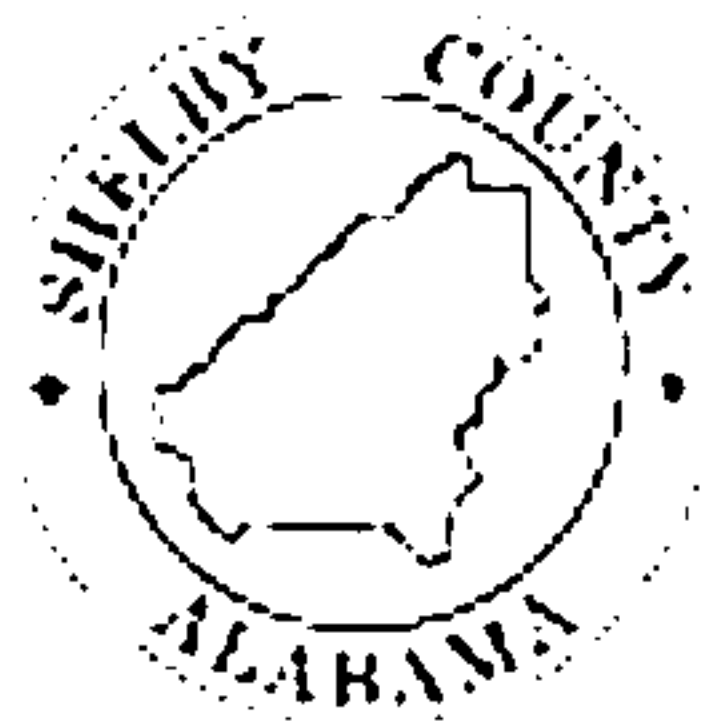


EXHIBIT A

Property 1:

Lot 239, according to the Survey of Bent River Commons, Third Sector, as recorded in Map Book 25, Page 147, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2024 12:05:10 PM
\$135.00 JOANN
20240607000169900

Allen S. Boyd