

Send Tax Notice to:
Noah Charif and Kennedy K. Charif
7030 Highway 13
Helena, AL 35080

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-5412**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THIRTY THOUSAND AND 00/100 (\$330,000.00)** 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 **Sonya Zorn King, formerly known as Sonya Z. Smith, a single person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

4120 Lakeshore Drive, Birmingham, AL 35242

by **Noah Charif and Kennedy K. Charif (herein referred to as "Grantee," whether one or more)**, whose mailing address is

7030 Highway 13, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor 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 **7030 Highway 13, Helena, AL 35080**, 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.

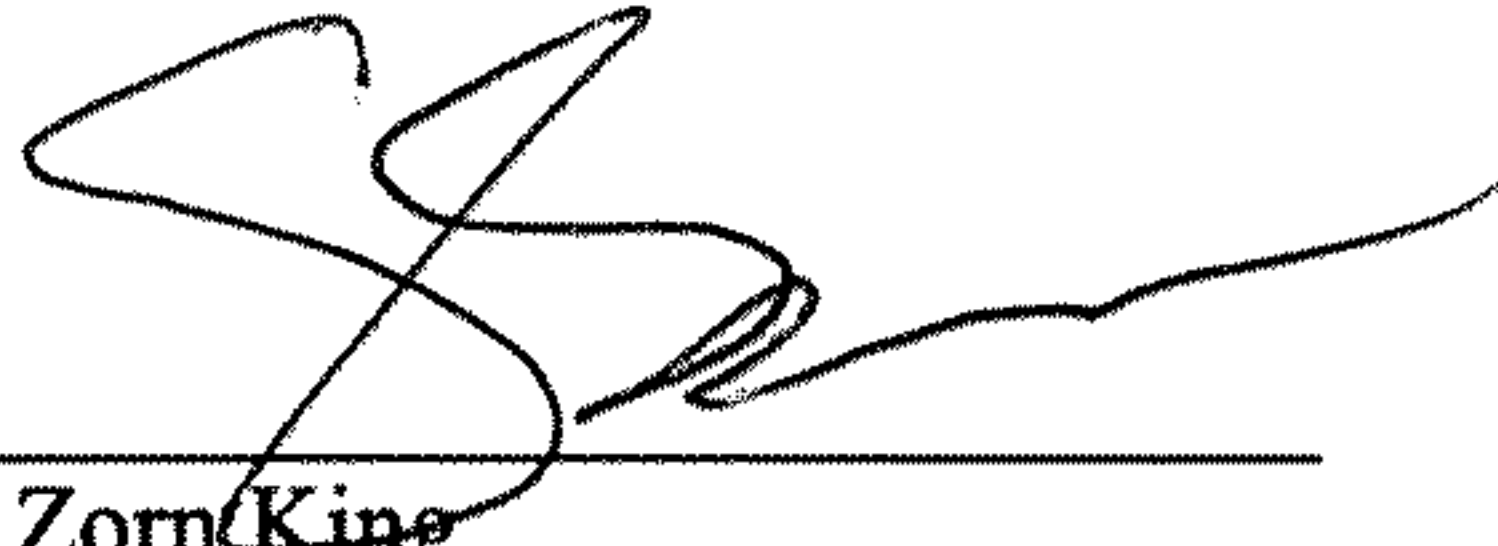
MINING AND MINERAL RIGHTS EXCEPTED.

\$297,000.00 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 24th day of JULY, 2024.

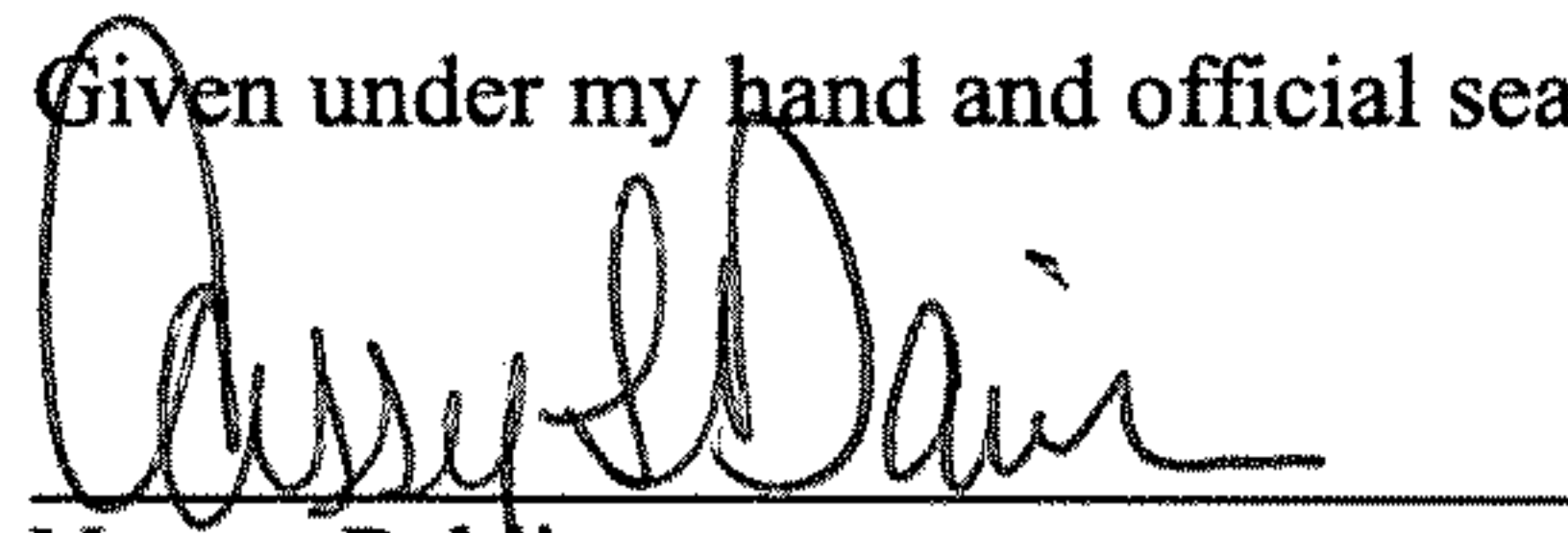


Sonya Zorn King

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Sonya Zorn King whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of July, 2024.



Notary Public

My Commission Expires: 05/02/2024

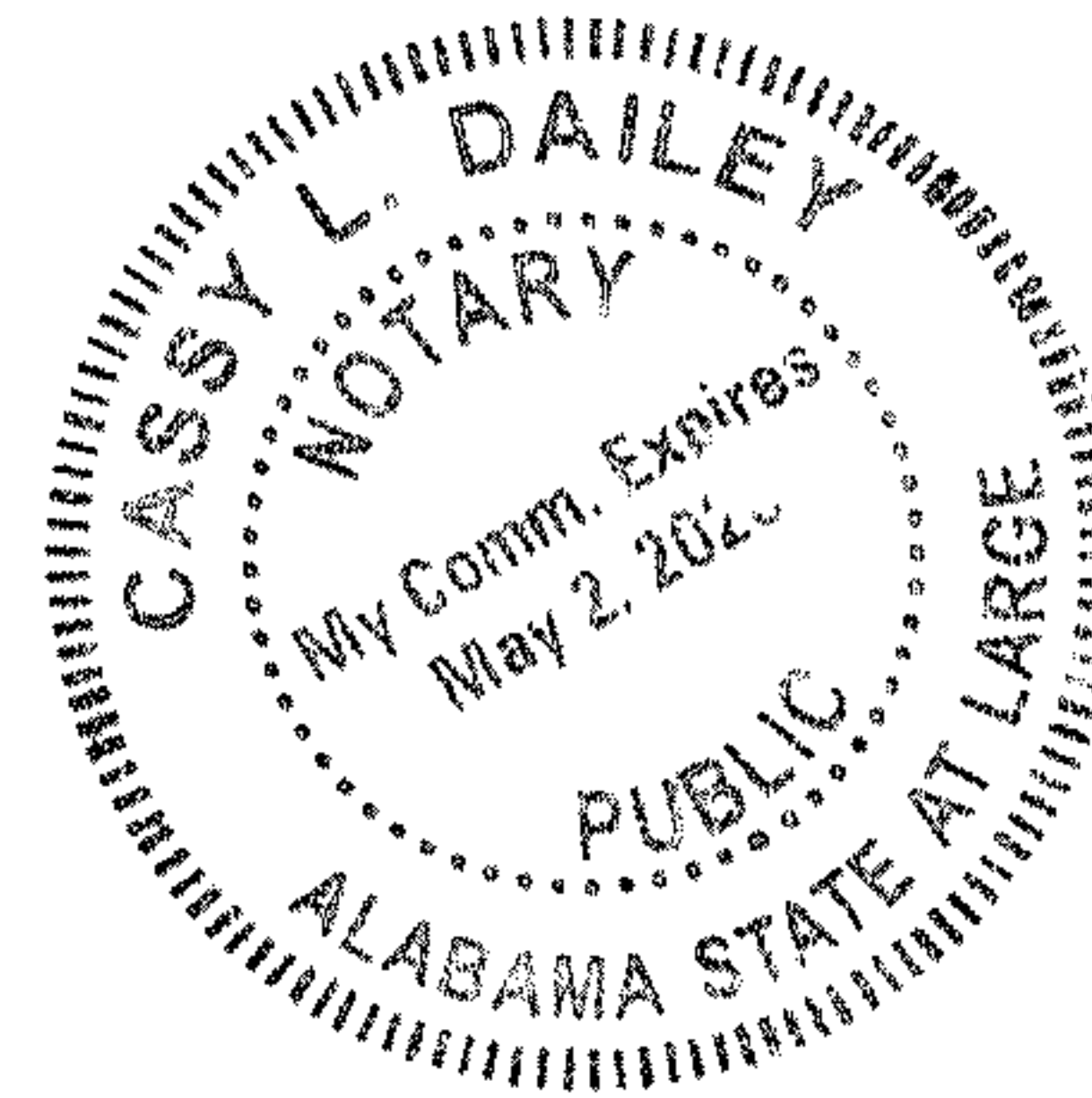


EXHIBIT A

Property 1:

Begin at the SW corner of the NW 1/4 of SE 1/4 of Section 26, Township 20 South, Range 4 West, for the point of beginning; thence run North along the West line of said NW 1/4 of SE 1/4 a distance of 381.60 feet to the SE right of way boundary of paved county road, turn right an angle of 49 degrees 31 minutes along SE right of way boundary a distance of 210.0 feet, turn right an angle of 130 degrees 29 minutes a distance of 516.87 feet to the South line of said NW 1/4 of SE 1/4, turn right an angle of 89 degrees 37 minutes along said South line a distance of 159.72 feet to the point of beginning; being in NW 1/4 of SE 1/4 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/31/2024 09:15:27 AM
\$61.00 LAURA
20240731000236300

Allie S. Boyd