

**SEND TAX NOTICE TO:**  
**Mahmoud Khazma**  
**565 White Tail Run**  
**Chelsea, Alabama 35043**

**This instrument was prepared by:**  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Four Hundred Forty Eight Thousand Five Hundred dollars & no cents (\$448,500.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Charles D. Stewart and Melissa Stewart, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Mahmoud Khazma** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 642, ACCORDING TO THE SURVEY OF DEER RIDGE LAKES, SECTOR 6, PHASE 1, RECORDED IN MAP BOOK 37, PAGE 58, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

\$426,075.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2024 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 37, Page 58.



35 building line on front of property line as shown on survey dated 7/31/2024 by Reynolds Surveying Co, Inc., Robert Reynolds, Alabama Registered No. 25657.

All matters as setout in that certain survey dated 7/31/2024 by Reynolds Surveying Co, Inc., Robert Reynolds, Alabama Registered No. 25657.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **August 12, 2024** .

 (Seal)  
**Charles D. Stewart**  
 (Seal)  
**Melissa Stewart**

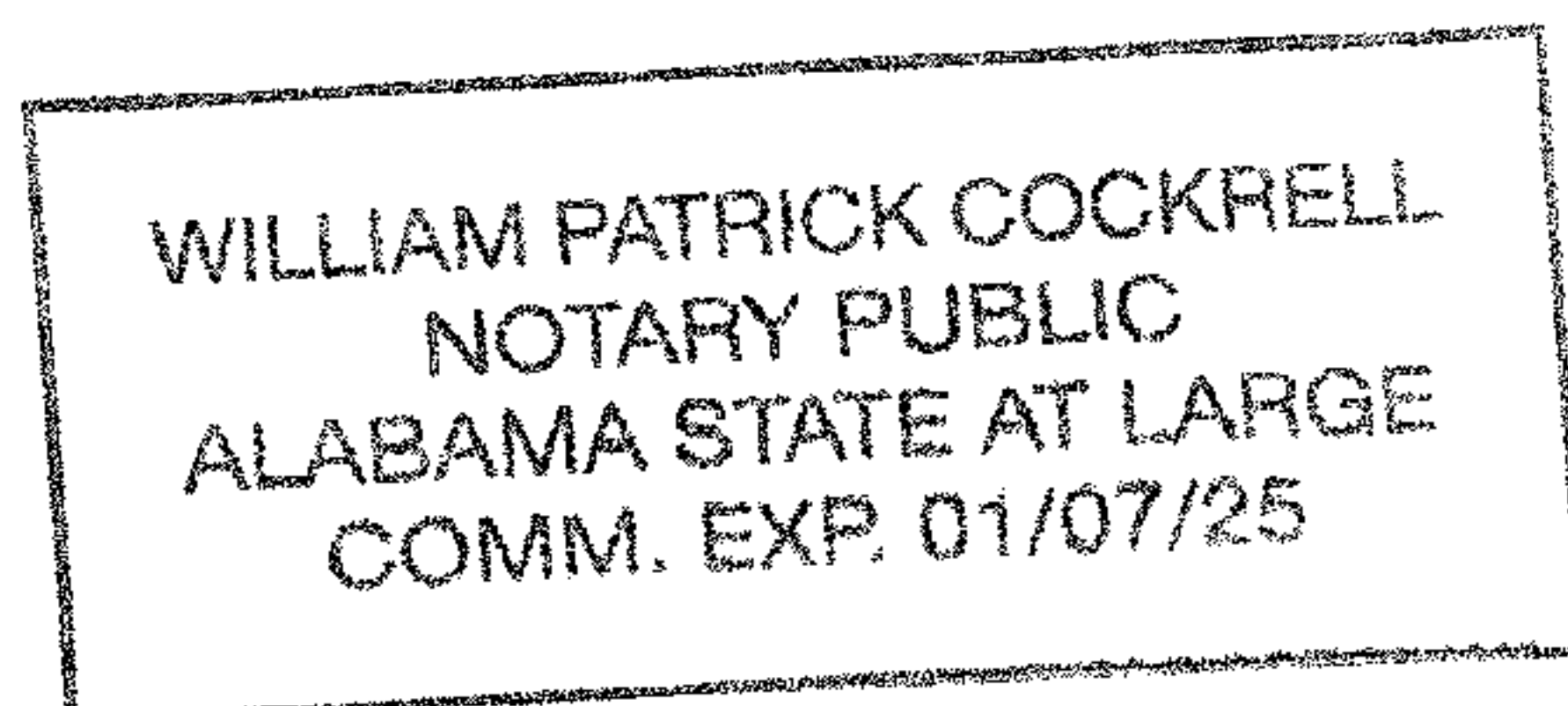
**STATE OF ALABAMA**

**General Acknowledgement**

**JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles D. Stewart and Melissa Stewart, husband and wife** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of August, 2024



  
Notary Public.

(Seal)

My Commission Expires: \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/12/2024 01:22:34 PM  
 \$50.50 PAYGE  
 20240812000250640

*Allen S. Bayl*

## Real Estate Sales Validation Form

***This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Charles D. Stewart and Melissa Stewart

Grantee's Name Mahmoud Khazma

Mailing Address 2181 Trammell Motorway  
 Sylacauga, Alabama 35150  
 Property Address 565 White Tail Run,  
 Chelsea, Alabama 35043

Mailing Address 565 White Tail Run  
 Chelsea, Alabama 35043  
 Date of Sale 08/12/2024

Total Purchase Price \$448,500.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

\_\_\_\_\_ Bill of Sale

X \_\_\_\_\_ Sales Contract

\_\_\_\_\_ Closing Statement

\_\_\_\_\_ Appraisal

\_\_\_\_\_ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8.12.2024

Print Mahmoud Khazma

\_\_\_\_\_ Unattested

(Verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one