

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Hussein Basma & Farah Bazzoun
4029 Langston Ford Drive
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)
) **JOINT WITH RIGHT OF SURVORSHIP**
) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIX HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$675,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **BRIAN TAYLOR STEPHENSON and ELIZABETH A. STEPHENSON, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **HUSSEIN BASMA and FARAH BAZZOUN** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 318, according to the Final Plat of the Mixed Use Subdivision of Lake Wilborn Phase 3, as recorded in Map Book 49, Page 97 A and B, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$506,250.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 9th day of October, 2024.

Brian Taylor Stephenson
Elizabth A. Stephenson
As Attorney in Fact

BRIAN TAYLOR STEPHENSON,
By ELIZABETH A. STEPHENSON,
As Attorney in Fact

Elizabeth A. Stephenson
ELIZABETH A. STEPHENSON

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **ELIZABETH A. STEPHENSON, individually, and as Attorney in Fact for BRIAN TAYLOR STEPHENSON**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, individually, and as said Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of October, 2024

~~NOTARY PUBLIC~~
My commission expires:



