

**SEND TAX NOTICE TO:**

Nadhem Dbwan and Thoraya Ali  
134 Cottage Ln.  
Sterrett, AL 35147

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **FIVE HUNDRED THIRTY NINE THOUSAND AND 00/100 (\$539,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Beach REI 3, LLC, an Arizona Limited Liability Company**, whose address is 16239 North 60th Avenue, Glendale, AZ 85306, (hereinafter "Grantor", whether one or more), by **Nadhem Dbwan and Thoraya Ali**, whose address is 263 Magnolia Dr., Prattville, AL 36067, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **134 Cottage Ln., Sterrett, AL 35147**, to-wit:

**Lot 8, according to the survey of Chelsea Square, a Residential Subdivision, as recorded in Map Book 33, Page 51, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$431,200.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor, Beach REI 3, LLC, an Arizona Limited Liability Company, by Bradley J. Anderson, as its Authorized Signer, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 2nd day of July, 2025.

Beach REI 3, LLC, an Arizona Limited Liability Company

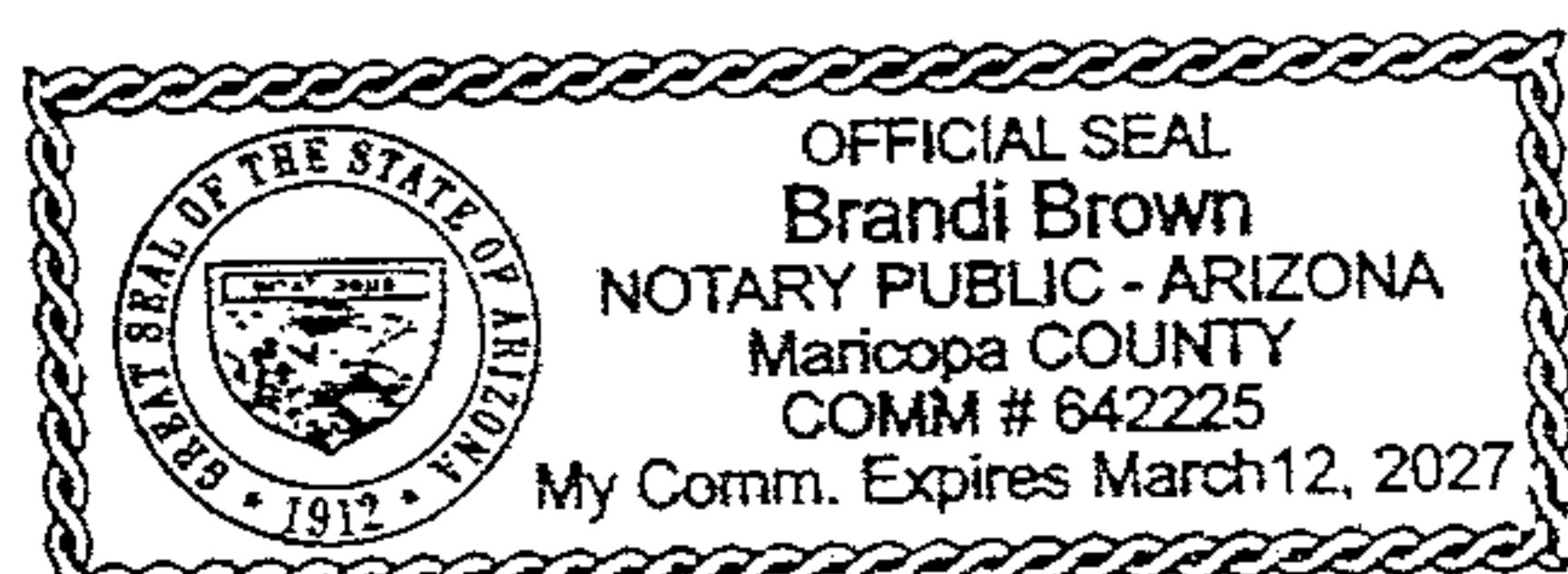
By:   
\_\_\_\_\_  
Bradley J. Anderson, Authorized Signer

STATE OF Arizona  
COUNTY OF Maricopa

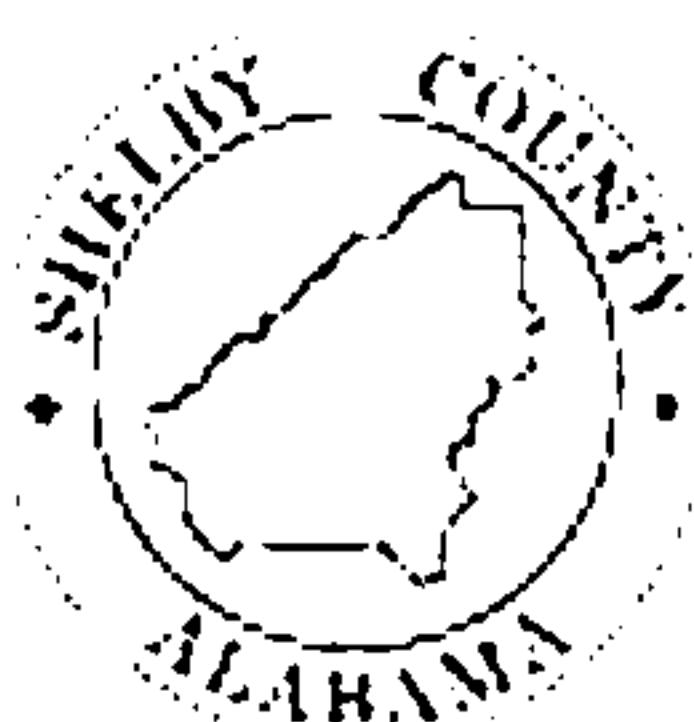
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bradley J. Anderson, whose name as Authorized Signer of Beach REI 3, LLC, an Arizona Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such Authorized Signer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 2nd day of July, 2025.

Brandi Brown  
\_\_\_\_\_  
Notary Public  
My commission expires: March 12, 2027



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/03/2025 12:35:15 PM  
\$133.00 PAYGE  
20250703000202830



*Allie S. Boyd*