

This Instrument prepared by:
Lindsey Eastwood
EASTWOOD ESTATE & PROBATE LAW
2001 Park Place, Suite 510
Birmingham, Alabama 35203
Source of Title: Instrument Number: 200045531

Mail Tax Notice to:
Khaled Khalidi
595 Bristol Lane
Birmingham, AL 35226

Preparer makes no warranty of title or accuracy of legal description in the property described herein. This deed was executed without the benefit of a title search.

WARRANTY DEED RESERVING LIFE ESTATE

**STATE OF ALABAMA
SHELBY COUNTY**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by to the Grantees herein, the receipt of which is acknowledged **KHALED KHALIDI**, a married man (herein referred to as Grantor), does grant, bargain, sell, and convey said property to **YOUSEF KHALIDI, WALEED KHALIDI, and SARAH KHALIDI** (hereinafter referred to as Grantees) **SUBJECT TO** the reservation stated below, the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject to the ad valorem taxes for the current year and all subsequent years.

The real property is commonly known as 2296 Pelham Parkway, Pelham, Alabama 35124.

Parcel Number: 14-3-06-2-001-004.001

Any and all easements, building lines, right-of-ways, reservations and restrictive covenants, liens, mortgages, encumbrances, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

EXCEPT that, as to all of the above-described property, we reserve a life estate for **KHALED KHALID**, with the right to use and occupy the same and collect the rents or other income therefrom so long as he shall live.

KHALED KHALIDI's interest herein is limited to a life estate for his exclusive use of the property for his lifetime.

**THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.
THIS PROPERTY WILL NOT CONSTITUTE THE HOMESTEAD OF THE GRANTEEES.**

TO HAVE AND TO HOLD to said Grantees. And said Grantor does for himself, his heirs, successors, assigns, and covenants with said Grantees, their heirs successors and assign that

he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that he had good right to convey the same as aforesaid, and that he will and his heirs, successors, and assigns and personal representatives shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

[Signatures on Following Pages]

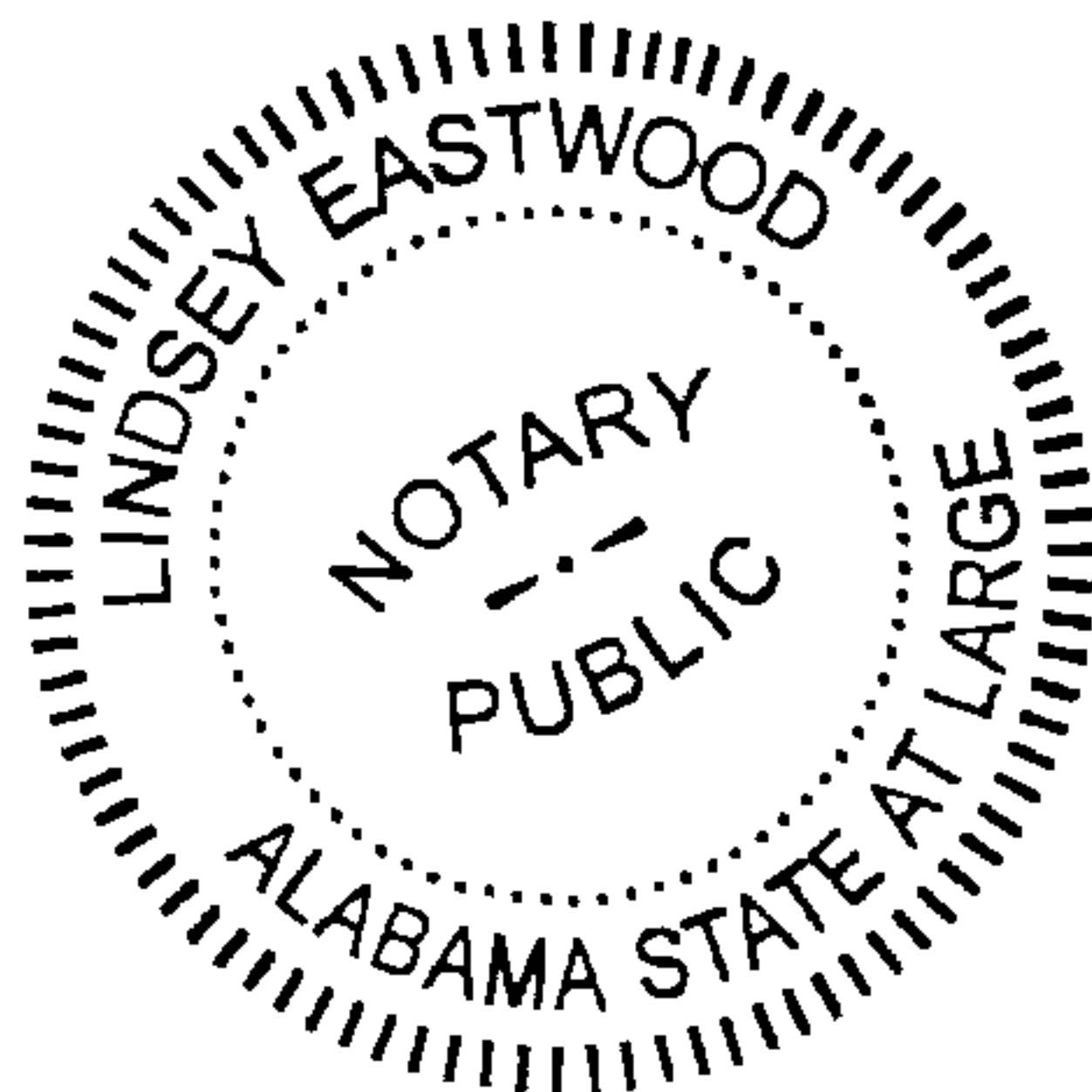
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of July 2025.


KHALED KHALIDI

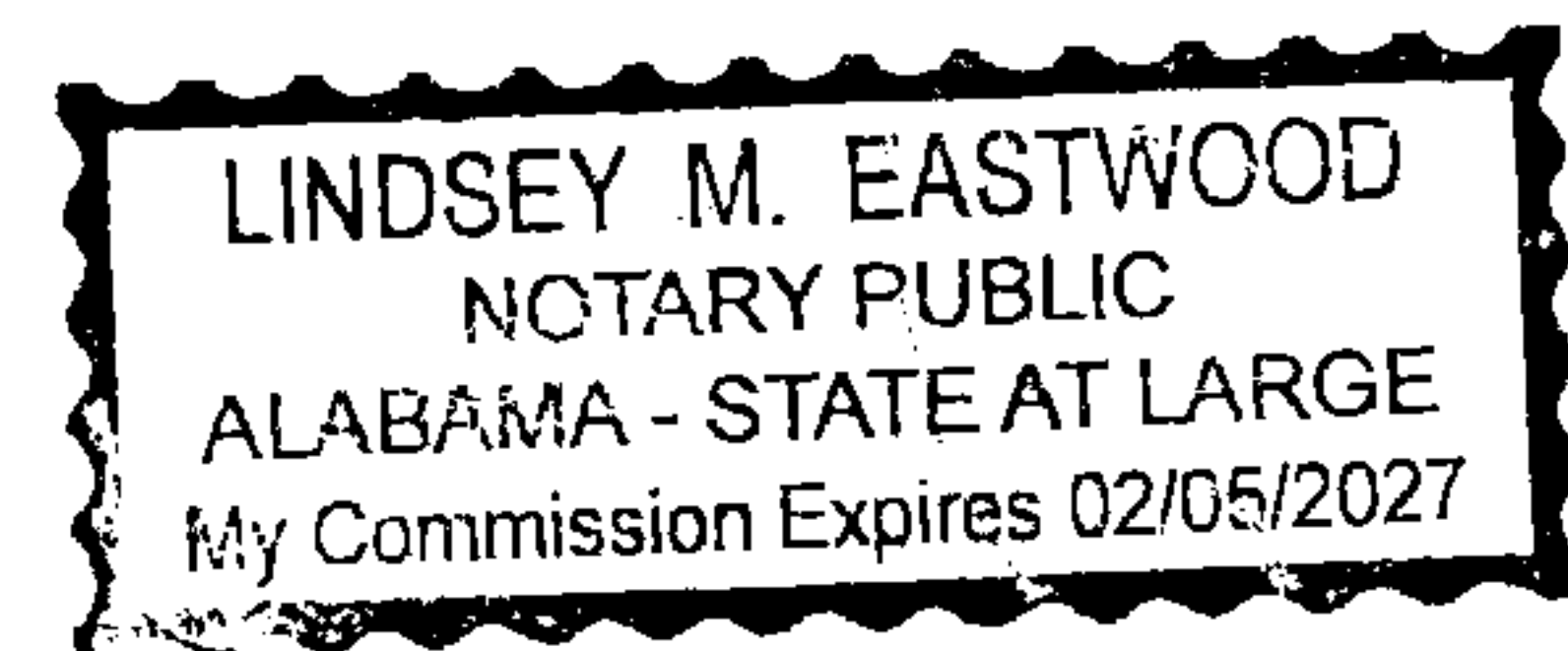
**STATE OF ALABAMA
JEFFERSON COUNTY**

I, a Notary Public in and for said County, in said State, hereby certify that **KHALED KHALIDI** 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of July 2025.




Notary Public



My Commission Expires: _____

***NOTE:** The drafter of this instrument represents that she has prepared this instrument at the direction of the parties described herein; that she has prepared it based solely upon the legal description and information provided by the parties; that no title search or survey was performed by the drafter; that the drafter has not examined the title to the above described real property; and that the drafter makes absolutely no representation, warranties or guarantees whatsoever as to the validity of the title or ownership of said real property being conveyed herein.

EXHIBIT A

PROPERTY DESCRIPTION

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West and the NW 1/4 of the NW 1/4 of Section 6, Township 20 South, Range 2 West, more particularly described as follows:

Commence at the Northwest corner of said SW 1/4 of the SW 1/4 of Section 31; thence in an easterly direction along the northerly line of said 1/4-1/4 Section, a distance of 1228.08 feet to the intersection with the westerly right of way line of U.S. Highway 31 South; thence 95 degrees 55 minutes 44 seconds right, in a southerly direction along said right of way line, a distance of 1307.99 feet to the point of beginning; thence continue along last described course, a distance of 200.00 feet; thence 90 degrees right, in a northwesterly direction, a distance of 200.00 feet; thence 90 degrees right, in a northeasterly direction, a distance of 200.00 feet; thence 90 degrees right, in a southeasterly direction, a distance of 200.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

WHICH IS ALSO KNOWN AS

**Lot 5, Oak Mountain Commerce Place as recorded in the Probate Office of
Shelby County, Alabama in Map Book 18, page 58**

Together with a perpetual, non-exclusive easement for ingress and egress over and across a certain parcel of land located between the property described above and U.S. Highway 31, which parcel is more particularly described as follows:

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West and the NW 1/4 of the NW 1/4 of Section 6, Township 20 South, Range 2 West, more particularly described as follows:

Commence at the Northwest corner of said SW 1/4 of the SW 1/4 of Section 31; thence in an easterly direction along the northerly line of said 1/4-1/4 Section, a distance of 1228.08 feet to the intersection with the westerly right of way line of U.S. Highway 31 South; thence 95 deg. 55 min. 44 sec. right in a southerly direction along said right of way line, a distance of 1118.99 feet to the point of beginning of a proposed access easement; thence continue along last described course a distance of 50.00 feet; thence 90 degrees right in a northwesterly direction of 20.00 feet; thence 90 degrees left in a southerly direction, a distance of 139.00 feet; thence 90 degrees right in a northwesterly direction, a distance of 24.00 feet; thence 90 degrees right in a northeasterly direction, a distance of 189.00 feet; thence 90 degrees right in a southeasterly direction, a distance of 44.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

Less and except that property described in that certain right of way recorded in Deed Book 111, page 397 in the Probate Office of Shelby County, Alabama.

And less and except that property described in that certain right of way recorded in Instrument No. 1994-34819 in the Probate Office of Shelby County, Alabama.

And less and except any part of the above-described property lying within a road right of way.

Subject to covenants, conditions, restrictions, reservations, easements and encumbrances and other matters of public record, zoning ordinances, and matters which would be revealed by a current and accurate survey, including without limitation, that certain easement granted to Alabama Gas Corporation, by instrument dated September 14, 1999, and that certain easement granted to Alabama Power Company, by instrument dated January 27, 1994.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Khaled Khalidi
 Mailing Address 595 Bristol Lane
Birmingham, AL 35226

Grantee's Name Yousef Khalidi, Waleed Khalidi, Sarah Khalidi
 Mailing Address 595 Bristol Lane
Birmingham, AL 35226

Property Address 2296 Pelham Pkwy
Pelham, Alabama 35124

Date of Sale 7/3/2025

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 1,175,530.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/03/2025 02:30:20 PM
 \$1211.00 PAYGE
 20250703000203180



Alvin S. Byrd

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 ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County Tax Assessor Website
☐ Closing Statement

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 property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current 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 responsibility of valuing property 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 7/3/2025Print Lindsey Eastwood

☐ Unattested _____
 (verified by)

Sign Lindsey Eastwood
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1