

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Twenty-Five and No/100 Dollars (\$225,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Terry Lee Gagnon and Ruby Elizabeth Gagnon, a married couple** (herein referred to as grantors), grant, bargain, sell and convey unto **Eslam Mohamed Zaki** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

LOT 147, ACCORDING TO THE SURVEY OF HAYESBURY, PHASE 1, AS RECORDED IN MAP BOOK 28, PAGE 89 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

For ad valorem tax purposes only, the address of the above-described property is 170 Hayesbury Court, Pelham, AL 35124.

To Have and to Hold to the said grantee, their assigns forever.

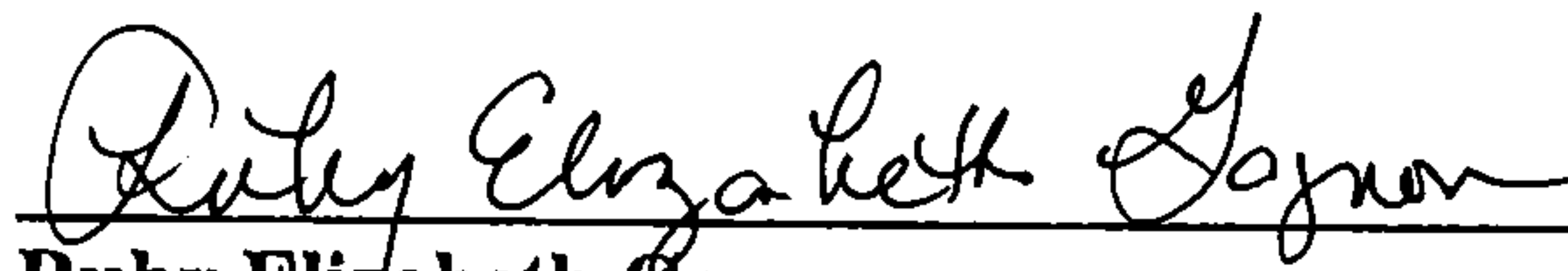
And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the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

SIGNATURE AND NOTARY ON FOLLOWING PAGE

In Witness Whereof, I have hereunto set my hand and seal this 7 day of August, 2025.



Terry Lee Gagnon



Ruby Elizabeth Gagnon

STATE OF Florida


COUNTY OF Bay

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Terry Lee Gagnon and Ruby Elizabeth Gagnon**, 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 conveyance, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 7 day of August, 2025.



MARLENE C. CULPEPPER
Notary Public
State of Florida
Comm# HH568642
Expires 7/9/2028


NOTARY PUBLIC

My Commission Expires: 07/09/2028

by means of physical presence
 Provided identification
Type of identification: Florida Driver License

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:

Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Terry Lee Gagnon
Mailing Address 106 Camelot Circle
Panama City, FL 32405

Grantee's Name Eslam Zaki
Mailing Address 100 Hickory Hills Drive
Alabaster, AL 35007

Property Address 170 Hayesbury Court
Pelham, AL 35124

Date of Sale August 7, 2025
Total Purchase Price \$225,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/11/2025 08:01:22 AM
\$32.50 BRITTANI
20250811000242830

or
Actual Value \$ _____

Allie S. Beyl

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
- 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 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 August 7, 2025

Print Leanne G Ward

Unattested

Sign Leanne G Ward
(Grantor/Grantee/Owner/Agent) circle one

(verified by)