

**SEND TAX NOTICE TO:**  
Zahir Hamid and Rajaa Hamid  
158 Sommersby Circle  
Pelham, AL 35124

This instrument prepared by:  
Ross Bridge Legal, LLC  
Morgan B. Means  
2301 Grand Avenue, Suite 101  
Hoover, AL 35226

## WARRANTY DEED

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Brandon Chad Gray, an unmarried person**, whose address is 2348 Teton Road, Birmingham, AL 35216, (hereinafter "Grantor", whether one or more), by **Zahir Hamid, and Rajaa Hamid**, whose address is 158 Sommersby Circle, Pelham, AL 35124, (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, **Zahir Hamid, and Rajaa Hamid, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **158 Sommersby Circle, Pelham, AL 35124**, to-wit:

**Lot 39, according to the Map of Sommersby Townhomes, as recorded in Map Book 20 page 112, 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 \$154,000.00 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 Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of January, 2026.

*Brandon Chad Gray*  
Brandon Chad Gray

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Brandon Chad Gray whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, 2026.

*[Signature]*  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

**PATRICK SKYLER MURPHY**  
Notary Public, Alabama State at Large  
My Commission Expires 03/25/26



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/02/2026 02:46:37 PM**  
**\$91.00 JOANN**  
**20260202000030450**

*Allie S. Bayl*