

Send Tax Notice To
ABDO OBEID AND
FAHD PROPERTIES LLC
120 WILD TIMBER PKWY
PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Know all men by these presents:

That in consideration of FIVE HUNDRED AND **no/100 Dollars (\$500.00)**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, MEDITERRANEAN EXPRESS, LLC

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:
ABDO OBEID AND FAHD PROPERTIES LLC

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF MEDITERRANEAN EXPRESS SURVEY #1 AS RECORDED ON MAP BOOK 49, PAGE 49, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA..

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR TITLE POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE CONDITION OF TITLE BY THE PREPARER HEREOF.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this 13th day of FEBRUARY, 20 26.

MEDITERRANEAN EXPRESS, LLC


BY: HAFEDH MOHAMED

ITS: MEMBER

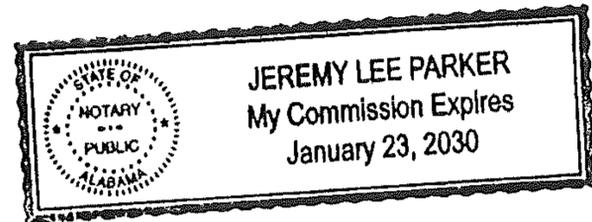
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that HAFEDH MOHAMED whose name as MEMBER of MEDITERRANEAN EXPRESS, LLC, a limited liability company, 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, he, as such officer 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 the 13th day of FEBRUARY, 2026.


Notary Public
My Commission Expires:

Prepared by:
Jeremy Parker
Parker Law Firm, LLC
11320 ALFORD AVE Ste 102
Birmingham, AL 3526
4257 HWY 52



IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this 10th day of FEBRUARY, 20 26.

MEDITERRANEAN EXPRESS, LLC



STATE OF ALABAMA

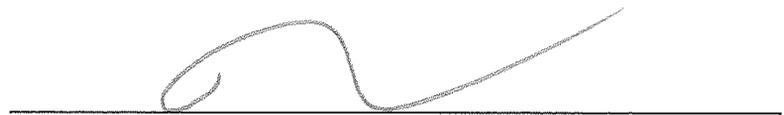
BY: ADBO OBEID

COUNTY OF JEFFERSON

ITS: MEMBER

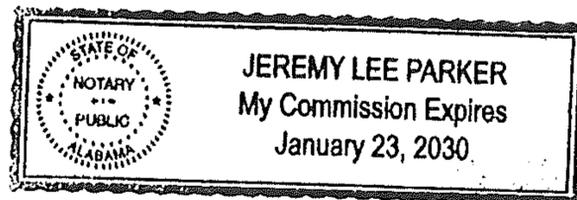
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that ABDO OBEID whose name as MEMBER of MEDITERRANEAN EXPRESS, LLC, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer 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 the 10th day of FEBRUARY, 2026.



Notary Public

My Commission Expires:



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

Grantor's Name	MEDITERRANEAN EXPRESS, LLC	Grantee's Name	ABDO OBEID AND FAHD PROPERTIES LLC
Mailing Address	805 MAPLE ST ADAMSVILLE AL 35002		120 WILD TIMBER PKWY PELHAM AL 35124
Property Address	4257 HWY 52 W HELENA AL 35080	Date of Sale	FEBRUARY 2026
		Total Purchase Price Or Actual Value Or	\$ \$
		Assessor's Market Value	\$658,650.00

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other to ALREADY OWN 20150727000255450 |
| <input type="checkbox"/> 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).

JEREMY LEE PARKER

Date: FEBRUARY 2026

Sign: Jeremy Parker
 Grantor/Grantee/Owner/Agent (circle one)

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/13/2026 02:39:32 PM
\$690.00 JOANN
20260213000042480

Allen S. Boyd