

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Paul E. Lowery and
Pamela Lowery
181 Halifax Lane,
Chelsea, AL 35043

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Ninety-Seven Thousand Five Hundred and 00/100 Dollars (\$397,500.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **RAYAN MAHMOUD QASSAB and spouse, RAWAN AHMAD ABULABAN** (herein referred to as Grantors) grant, bargain, sell and convey unto **PAUL E. LOWERY and PAMELA LOWERY** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 328, Final Plat Chelsea Acres Sector 1, Phase 2A, a map or plat of which is recorded in Map Book 60 at Pages 39A through 39D, in the Office of the Judge of Probate for Shelby County, Alabama.


Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$298,125.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

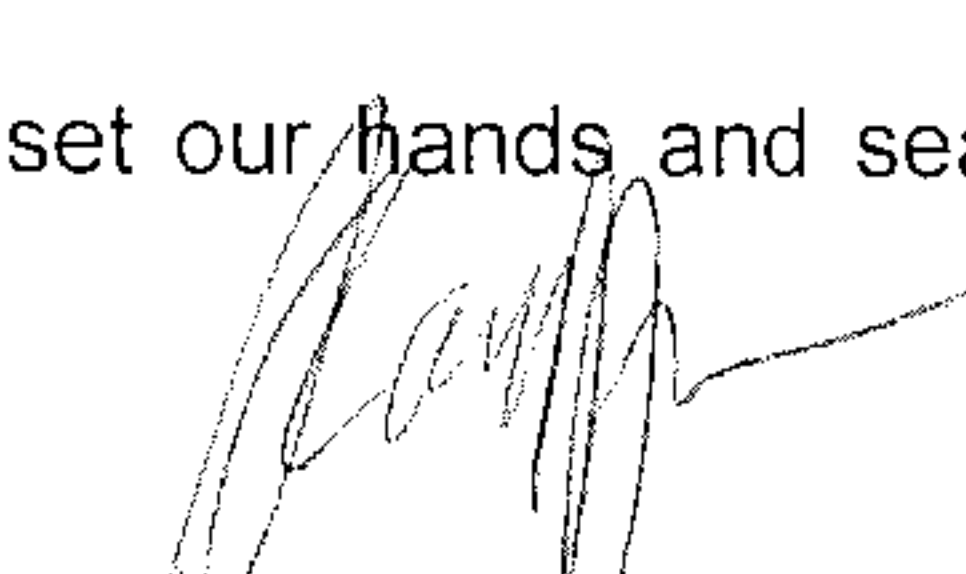
To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 26 day of February, 2026.



RAYAN MAHMOUD QASSAB

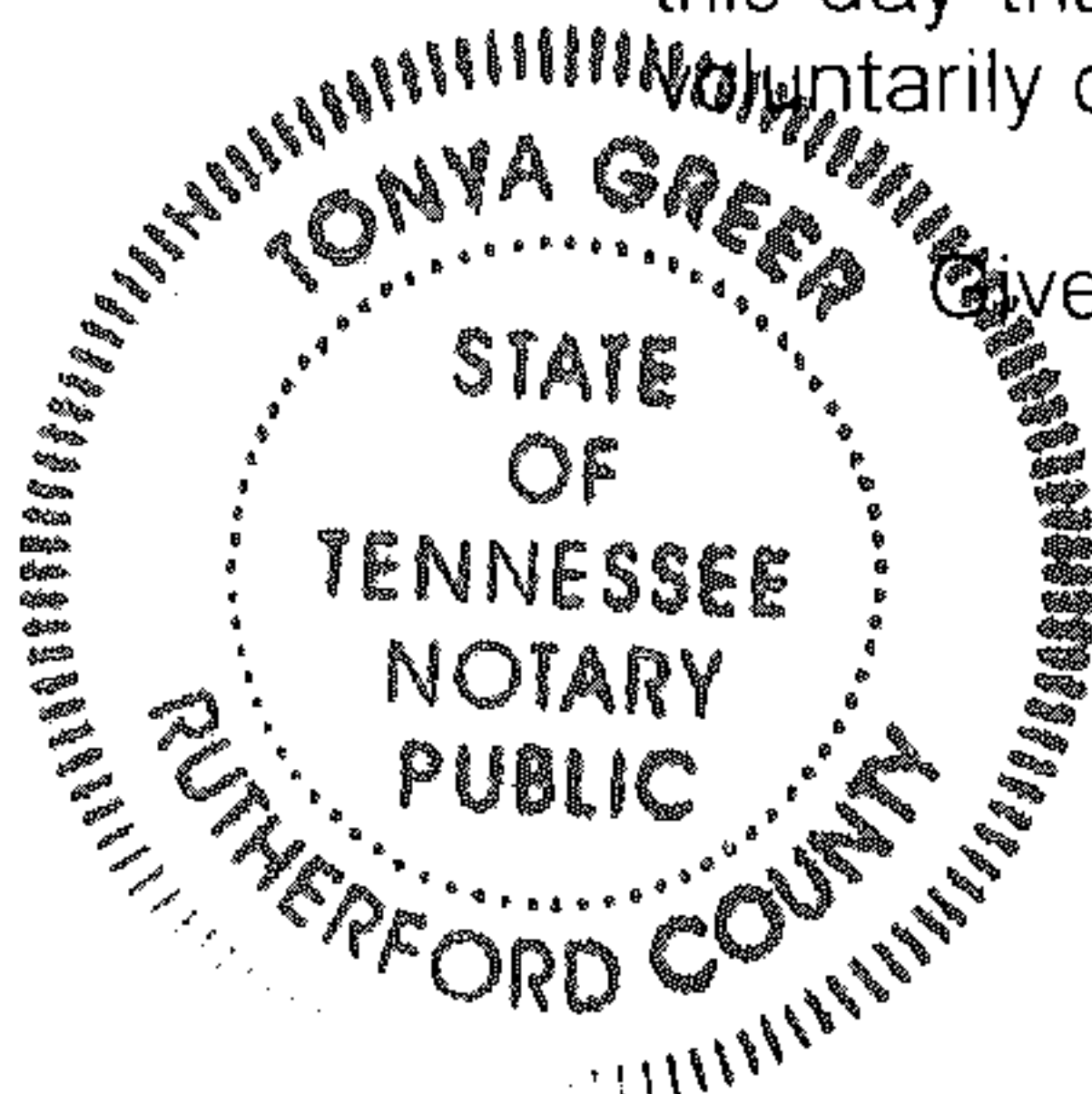


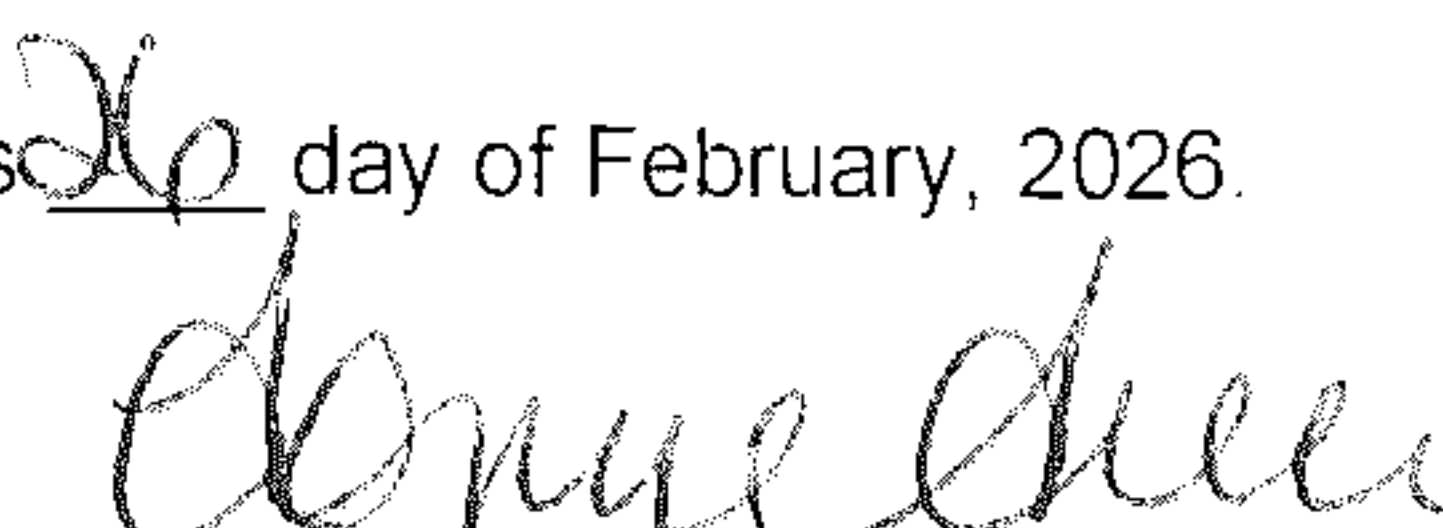
RAWAN AHMAD ABULABAN

STATE OF Tn
COUNTY OF Rutherford

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RAYAN MAHMOUD QASSAB and RAWAN AHMAD ABULABAN**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of February, 2026.





Notary Public
My Commission Expires: 4/2/29

