

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY FIVE THOUSAND FIVE HUNDRED & NO/100---- (\$75,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Siavosh Ebrahimi and wife, Melissa B. Ebrahimi (herein referred to as grantors), do grant, bargain, sell and convey unto Jason Andrew Seagle and Stacy Michelle Ballard, single individual (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Inst # 1995-16245

Lot 1, according to the Survey of Abernathy's Addition to Eagle Wood Estates, as recorded in Map Book 11, Page 61, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

GRANTEES' ADDRESS: 923 Burnt Pine Drive Maylene, Alabama 35114

\$71,700.00 of the above referenced purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of June, 1995.

06/21/1995-16245
01:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 12.50


Siavosh Ebrahimi (SEAL)

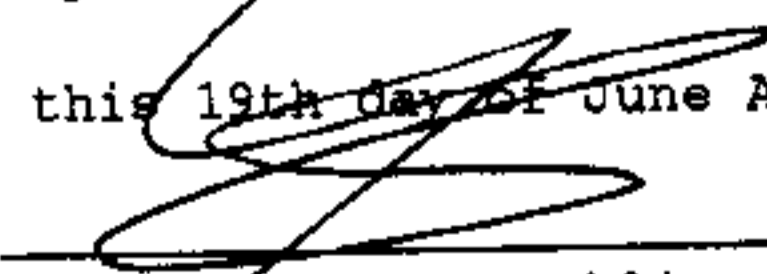

Melissa B. Ebrahimi (SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Siavosh Ebrahimi and wife, Melissa B. Ebrahimi 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 on the day the same bears date.

Given under my hand and official seal this 19th day of June A.D., 1995


Notary Public
Inst # 1995-16245

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
06/21/1995-16245/5/99
01:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 12.50