

THIS INSTRUMENT WAS PREPARED BY:

Scott J. Humphrey, Esq.
3821 Lorna Road, Suite 104
Hoover, Alabama 35244

SEND TAX NOTICE TO:

✓Cyrus H. Azani

1314 EXCALIBUR LANE
SANDY SPRING, MD

20860

STATE OF ALABAMA

)

THIS DEED HAS BEEN PREPARED

WITHOUT THE BENEFIT OF

COUNTY OF SHELBY

)

TITLE EXAMINATION.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of Twenty-Three Thousand Three Hundred Fifty and No/100 (\$23,350.00) Dollars and other good and valuable considerations, to the undersigned GRANTOR in hand paid by GRANTEES herein, the receipt whereof is acknowledged,

METROPOLITAN HOMES, INC.

a corporation (herein referred to as "Grantor"), do grant, bargain, sell and convey unto:

CYRUS H. AZANI and AFSANEH BADA KHSHAN

(herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 42, according to the Survey of Wynlake Subdivision, Phase II, as recorded in Map Book 20, Page 12 A&B, in the Probate Office of Shelby County.

Subject to easements, restrictions and rights-of-way of record, if any.

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with right of survivorship; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 said METROPOLITAN HOMES, INC. does for itself and for its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the

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lawful claims of all persons.

IN WITNESS WHEREOF, the said METROPOLITAN HOMES, INC., by its President, Amir H. Ashtarani, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of April, 1996.

METROPOLITAN HOMES, INC.

By: *Amir H. Ashtarani*
AMIR H. ASHTARANI, President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, *Jorge Wilch*, a Notary Public in and for said County, in said State, hereby certify that Amir H. Ashtarani, whose name as President of METROPOLITAN HOMES, INC., a corporation, 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 corporation.

Given under my hand and official seal this 15th day April, 1996.

Jorge Wilch
Notary Public

*My Commission
Expires Sept 13, 1999*

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