

This instrument was prepared by
(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

Send Tax Notice To: Seyed Shajae
name
3504 Chippenham Drive
address
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Seventy-Six Thousand and no/100-----(\$276,000.00) Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Todd R. Britten and wife, Cynthia A. Britten
(herein referred to as grantors) do grant, bargain, sell and convey unto
Seyed Shajae and Roya Mehrdadian

(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 102, according to the Survey of Brook Highland, an Eddleman Community,
3rd Sector, as recorded in Map Book 12, Page 64 A & B, in the Probate Office
of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 220,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

Inst # 2001-31353

07/27/2001-31353
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 67.00

TO HAVE AND TO HOLD Unto 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 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 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 19th
day of July, ~~19~~2001.

(Seal) Todd R. Britten (Seal)

(Seal) Todd R. Britten (Seal)

(Seal) Cynthia A. Britten (Seal)

STATE OF ALABAMA
Jefferson COUNTY
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Todd R. Britten and Cynthia A. Britten
whose name(s) 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 July A.D., ~~19~~2001.
William H. Halbrooks
William H. Halbrooks Notary Public