

SEND TAX NOTICE TO:

Stephanie S. Momeni
Sohrab Momeni
125 Crestmont Lane
Pelham, Alabama 35124

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Fifty-eight Thousand and no/100s Dollars (\$158,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Royce Bradley and wife, Heather Bradley** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Stephanie S. Momeni and Sohrab Momeni** (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in ~~Jefferson~~ **SHELBY** County, Alabama, to wit:

Lot 34, according to the Survey of a resurvey of Crestmont as recorded in Map Book 22, Page 30, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.

\$156,716.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of 3/26, 2004.


ROYCE BRADLEY


HEATHER BRADLEY

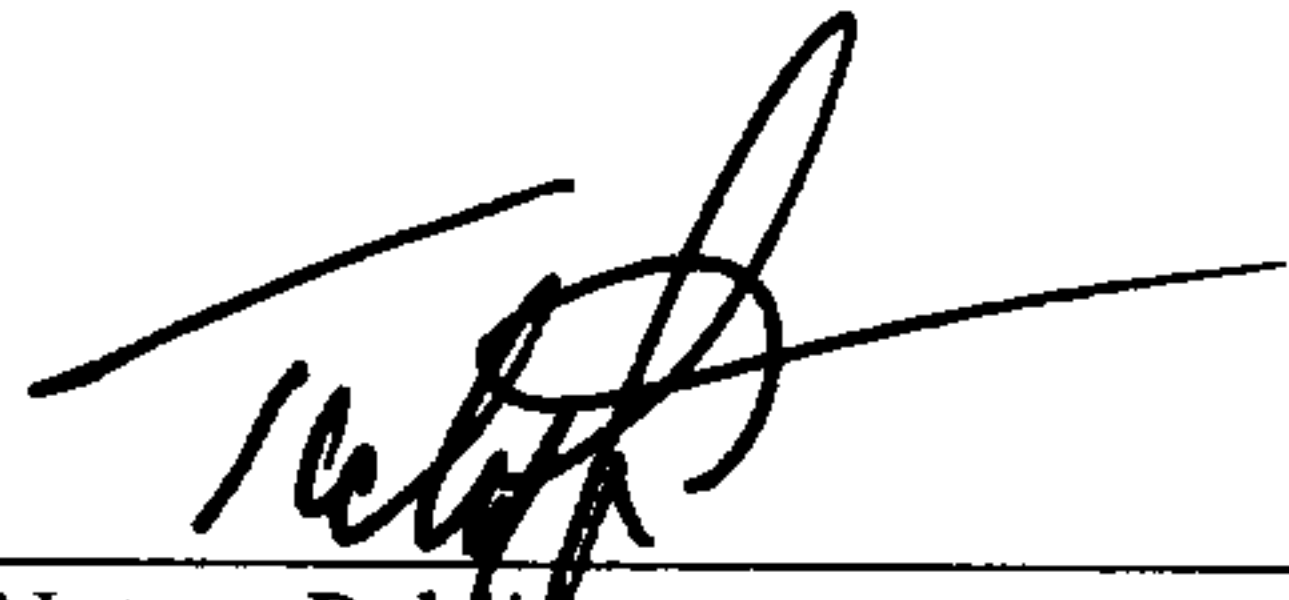
STATE OF ALABAMA,

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **ROYCE BRADLEY AND HEATHER BRADLEY**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily.

2004. WITNESS my hand and official seal in the county and state aforesaid this the 26th day of March,

My Commission Expires: 10/31/04



Notary Public

(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr.
KRACKE & THOMPSON, LLP
808 29th Street South, Suite 300
Birmingham, Alabama 35205
(205) 933-2756