

Send tax notice to:
ULLA R. TAHMASEB
533 CHESSER CIRCLE
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
Shelby COUNTY

2008623

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Nine Thousand Five Hundred and 00/100 Dollars (\$189,500.00) to the undersigned, HELEN JEANELLE RARY, AS EXECUTRIX OF THE ESTATE OF JOAN M. TAYLOR, Deceased, Shelby Probate Case No. PR-2007-000697 (hereinafter referred to as Grantor) in hand paid by ULLA R. TAHMASEB and AZIZ B. TAHMASEB (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 29, ACCORDING TO THE AMENDED PLAT OF CHESSER PLANTATION, PHASE 1, SECTOR 1, AS RECORDED IN MAP BOOK 31, PAGES 21 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$130,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS
OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors,
administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, HELEN JEANELLE RARY, as Executrix of the Estate of Joan M. Taylor, Deceased, Shelby probate Case No. PR-2007-000697, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 29th day of May, 2008.



20080610000235940 2/2 \$73.50
Shelby Cnty Judge of Probate, AL
06/10/2008 11:00:59AM FILED/CERT

Helen Jeanelle Rary
HELEN JEANELLE RARY - EXECUTRIX
OF THE ESTATE OF JOAN M. TAYLOR
DECEASED, SHELBY PROBATE CASE NO.
PR-2007-000697

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HELEN JEANELLE RARY, whose name as Executrix of the Estate of Joan M. Taylor, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as said Executrix of the Estate of Joan M. Taylor, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 29th day of May, 2008.

Notary Public 13
Print Name: CHARLES D. STEWART JR.
Commission Expires APRIL 2012
ALABAMA
NOTARY PUBLIC
Charles D. Stewart Jr.
4-13-12