

This document prepared by:

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20090723000283370 1/4 \$53.00  
Shelby Cnty Judge of Probate, AL  
07/23/2009 10:54:33 AM FILED/CERT

Shelby County, AL 07/23/2009

State of Alabama

Deed Tax : \$32.00

Space Above This Line For Recorders Use Only

2009-04-15 JLA  
Record 1st

STATE OF ALABAMA  
COUNTY OF Shelby

Record 1st  
QUITCLAIM DEED

**THIS INDENTURE** made and entered into on this 12<sup>th</sup> day of July, 2009, by and between BABAK DINYARI AND FARIN ABADIAN AND FARIBORZ KHODABKHS<sup>\*ALL MARRIED</sup> hereinafter referred to as Grantor(s) and BABAK DINYARI AND FARIN ABADIAN, HUSBAND AND WIFE 704 Cahaba Manor Trail, Pilham, AL 35124, hereinafter referred to as Grantee(s).

**WITNESSETH:** That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in Shelby County, Alabama:

**SEE ATTACHED EXHIBIT "A"**

**SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.**

Prior instrument reference: Book 2006090800, Page 0443790, Recorded: 09/08/2006

FAIR MARKET VALUE IS \$109600.00

**TO HAVE AND TO HOLD** the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

PER COUNTY, FULL CONSIDERATION IS BEING COVERED BY THE MORTGAGE.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Babak Dinyari  
BABAK DINYARI

Farin Abadian  
FARIN ABADIAN

Fariborz Khodabakhsh  
FARIBORZ KHODABKHS

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that BABAK DINYARI, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 6<sup>th</sup> day of July, 2009

Betty J. Austin  
NOTARY PUBLIC  
My commission expires: 7-30-2011

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that FARIN ABADIAN, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 6<sup>th</sup> day of July, 2009

Betty J. Austin  
NOTARY PUBLIC  
My commission expires: 7-30-2011



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STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that FARIBORZ KHODABKHSI, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 6<sup>th</sup> day of July, 2009.

Betty J. Austin  
NOTARY PUBLIC

My commission expires: 7-30-2011



EXHIBIT A

20090723000283370 4/4 \$53.00  
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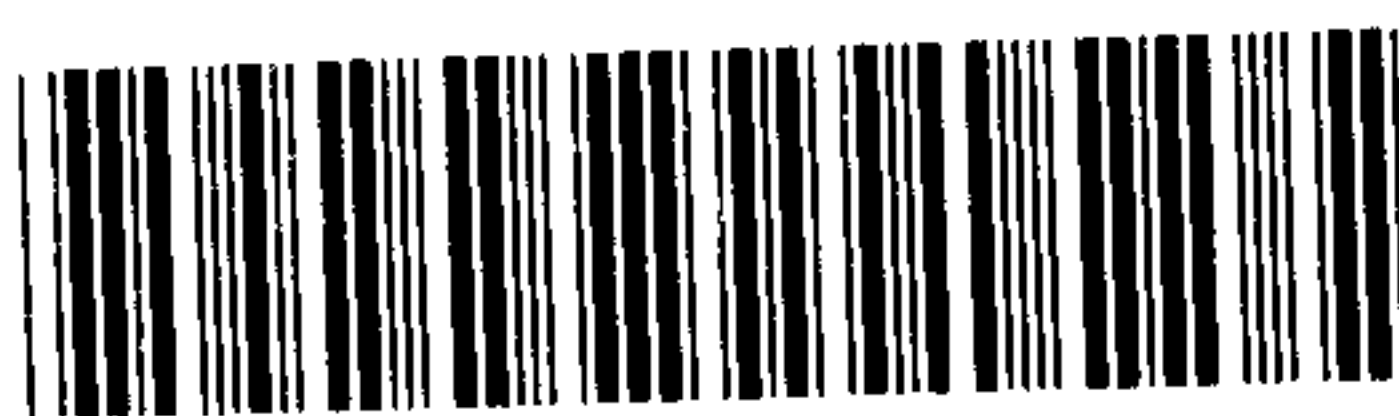
LEGAL DESCRIPTION

LOT 64, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

PROPERTY COMMONLY KNOWN AS: 704 CAHABA MANOR TRAIL, PILHAM, AL 35124

Our File No. ANA20097386



\*U00788603\*

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