


After recording return to:
William H. Halbrooks
#1 Independence Plaza, Suite 704
Birmingham, AL 35209


20111017000308200 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
10/17/2011 12:31:37 PM FILED/CERT

FRS File No.: 672861

Customer File No.: SF110583

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seventy-two Thousand and
(\$72,000.00) no/100----- DOLLARS and other valuable considerations to
the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby
acknowledged, Afshin C. Tahmaseb, an unmarried man, (herein referred to as GRANTOR), does hereby
GRANT, BARGAIN, SELL and CONVEY unto

of Russell A. Blaylock

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 9, according to the Survey of Breckenridge Park Royal Ridge Sector, as recorded in Map Box 23,
page 96, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of
record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 1502 Hillsboro Lane, Helena,
AL 35080, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and
appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

\$ 70,174.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 8th day of June, 2011.

Afshin C. Tahmaseb (Seal)
Afshin C. Tahmaseb

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Afshin C. Tahmaseb single man (fill in marital status) whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 8 day of June, 2011.

Hammy Glass Gump (Seal)
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 22, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This document prepared by: Dianne Buss, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344



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Shelby County, AL 10/17/2011
State of Alabama
Deed Tax: \$2.00