

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

P. O. BOX 360187

(Address) BIRMINGHAM, AL 35236-0187



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND AND NO/100TH (\$7,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
THOMAS J. HAHN AND WIFE, JEAN J. HAHN

(herein referred to as grantors) do grant, bargain, sell and convey unto

KAMBIZ ADELI AND WIFE, MARYAM POOYA ADELI

(herein referred to as GRANTEES) for and during their joint lives 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 SHELBY County, Alabama to-wit:

Lot 78, according to the Survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7, page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject to a mortgage to Collateral Investment Company dated October 5, 1979, and filed in Mortgage Book 397, Page 38, in the Public Records of Shelby County, Alabama, in the sum of \$50,750.00 which sum Kambrz Adeli and wife, Maryam Pooya Adeli expressly assuem and agree to pay; and also hereby assume and agree to pay all the obligations of Thomas J. Hahn and wife, Jean J. Hahn under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness abovementioned; as provided by Title 38, Chapter 37, Section 1801, et, seq., U.S.C.A., and the Regulations promulgated pursuant thereto.

Grantees' Address: 746 Cahaba Manor Trail, Pelham, Alabama 35124

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor 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 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 29th day of October, 1986

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

(Seal)

1. Land Tax \$ 7.00

2. Mill Tax

3. Recording Fee \$ 2.50 1986 NOV -4 AM 8:50 (Seal)

4. Indexing Fee \$ 1.00 (Seal)

TOTAL \$ 10.50

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that THOMAS J. HAHN AND WIFE, JEAN J. HAHN 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 29TH day of OCTOBER, 1986

BOOK 379