

This Instrument Was Prepared By:
Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:
Siavosh Ebrahimi
923 Burnt Pine Drive
Maylene, AL 35114

1.00
2.50
4.00
7.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$60,500.00) to the undersigned grantor, B. G. WINFORD BUILDERS, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto SIAVOSH EBRAHIMI AND MELISSA B. EBRAHIMI (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1, according to Abernathy's Addition to Eagle Wood Estates, as recorded in Map Book 11, Page 61, in the Probate Office of Shelby County, Alabama.

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

\$61,916.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 25th day of September, 1989.

BOOK 266 PAGE 396

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By: Brett G. Winford
Brett G. Winford, President

STATE OF ALABAMA 29 NOV, 16 AM 10:40

COUNTY OF JEFFERSON J. Saunders, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED
Used Tax 1.00
NOTAX 1.00
Mtg. Tax
Recording Fee 2.50
Indexing Fee 3.00
TOTAL 7.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BRETT G. WINFORD whose name as President of B. G. WINFORD BUILDERS, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 25th day of September, 1989.

Frank K. Bynum
Notary Public

My Commission Expires: 11/20/92

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