

Send Tax Notice To:
MEHDI KHANDANTABRIZI
901 Riverchase Parkway
West
Birmingham, AL. 35244



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) JAMES A. HOLLIMAN, ATTORNEY
3821 Lorna Road, Suite 110
(Address) Birmingham, AL. 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ONE HUNDRED THIRTY-EIGHT THOUSAND AND NO/100 ----- DOLLARS
(\$138,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MICHAEL R. GOODWIN and wife, LINDA GOODWIN

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

MEHDI KHANDANTABRIZI and wife, SOGHRA KORKI

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Lot 11, according to the Survey of Second Addition to Riverchase Country Club, as recorded in Map Book 7, Page 121, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1990 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights. (4) Mortgage in favor of Real Estate Financing, Inc., filed for record on 2-19-86, and recorded in Real Volume 61, Page 318, and transferred and assigned to Colonial Mortgage Company, Inc., by instrument recorded in Real Volume 170, Page 459, in the Probate Office of Shelby County, Alabama; which said mortgage Grantees herein agree to assume and pay the remaining balance according to the terms and conditions as set forth in said mortgage documents.

\$109,575.54 of the purchase price is represented by the mortgage being assumed by the Grantees herein.

1	28.00
2	3.50
3	3.00
4	1.00
5	1.00
6	1.00
Total	35.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 25th

day of September, 1990

WITNESS:

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

90 OCT -3 AM 11:31

(Seal)

Michael R. Goodwin

(Seal)

MICHAEL R. GOODWIN

(Seal)

Linda Goodwin

(Seal)

LINDA GOODWIN

(Seal)

(Seal)

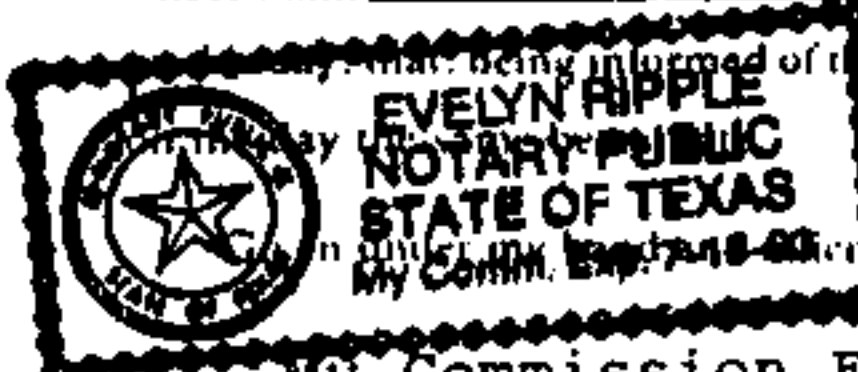
STATE OF ~~ALABAMA~~ TEXAS

BEXAR COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MICHAEL R. GOODWIN and wife, LINDA GOODWIN whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me

that they executed the same voluntarily



seal this 25th day of September, A.D., 1990

My Commission Expires: 7/19/93