

This instrument prepared by:
John N. Randolph, Attorney
Srote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Gholamreza Bavali
Kimberly Vogt Bavali
4602 Burning Tree Lane
Pelham, Alabama 35124

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Ninety-Four Thousand and 00/100'S *** (\$94,000.00) Dollars** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Wayne Anderson, unmarried** (herein referred to as grantor) do grant, bargain, sell and convey unto **Gholamreza Bavali and Kimberly Vogt Bavali** (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 6, in Block 1, according to the Survey of Tahoe Timbers, First Sector, as recorded in Map Book 6, page 73, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 35 foot building line, as shown by recorded plat.
3. 7.5 easement on rear of lot as shown by recorded plat.
4. Sanitary sewer agreement recorded in Volume 229, page 112, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Volume 179, page 380 and Volume 234, page 657, in said Probate Office.

\$89,300.00 of the purchase price recited above was paid from the proceeds of 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 I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 13th of May, 1992.

X Wayne Anderson (Seal)
Wayne Anderson

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne Anderson, unmarried 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May, 1992.

[Signature]
Notary Public
Affix Seal
Inst # 1992-08656

05/18/1992-08656
01:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 11.50