

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

09/26/1995-27012
02:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 RCD 39.50

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY ONE THOUSAND & NO/100---- (\$31,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Clyde D. Howard and Jerry Lucas, both married men (herein referred to as grantors), do grant, bargain, sell and convey unto Ahmad R. Mirseyedi and wife, Sherri H. Mirseyedi (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 2, according to the Survey of Howard & Lucas Subdivision, as recorded in Map Book 20, page 5 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

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COA This property is not the homestead of either of the grantors as defined by the Code of Alabama.

The residence constructed on this property shall be at least 1500 square feet.

GRANTEES' ADDRESS: 2116 Audubon Circle, Birmingham, Alabama 35226.

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 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 stated 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 hands and seals, this 25th day of September, 1995.

Clyde D. Howard (SEAL)
Clyde D. Howard
Jerry Lucas (SEAL)
Jerry Lucas

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Clyde D. Howard and Jerry Lucas, both married men whose names 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 25th day of September A.D., 1995

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

Notary Public

Inst # 1995-27012