

THIS INSTRUMENT WAS PREPARED BY:

Scott J. Humphrey, Esq.
2100 SouthBridge Parkway,
Suite 650
Birmingham, Alabama 35243

SEND TAX NOTICE TO:

AmiR H. Ashtarani
1186 Berwick Road
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of One Hundred Sixty-One Thousand and no/100 (\$161,000.00) Dollars and other good and valuable considerations, to the undersigned GRANTOR in hand paid by GRANTEES herein, the receipt whereof is acknowledged,

MARK ALAN BUCKNER,

a single person (herein referred to as "Grantor"), does grant, bargain, sell and convey unto:

AMIR H. ASHTARANI and ELHOM SADATGOUSHEH

(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 43, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way, zoning ordinance, minerals and mineral leases of record, if any.

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with right of survivorship; 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.

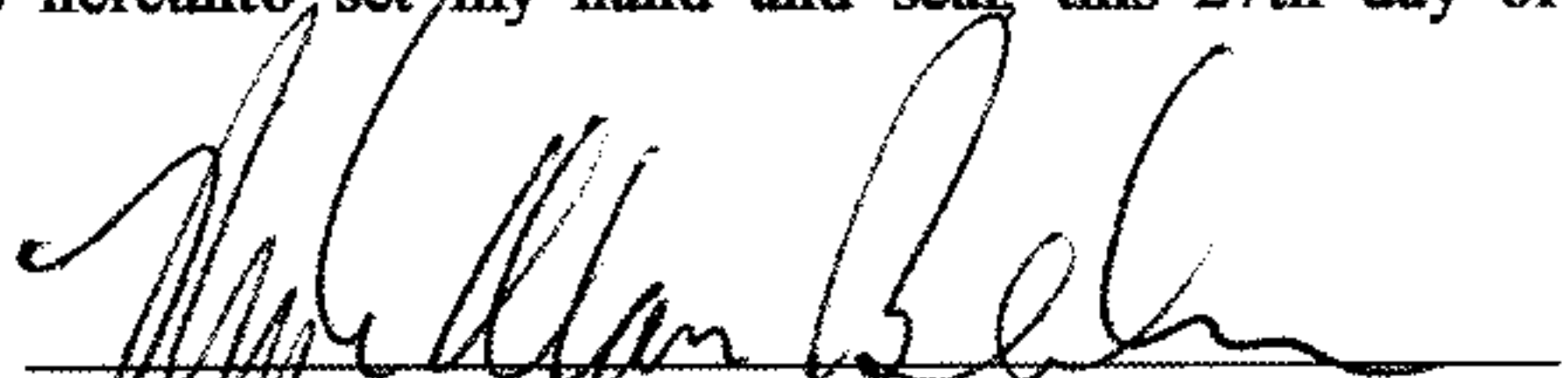
And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and

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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 27th day of October, 1995.

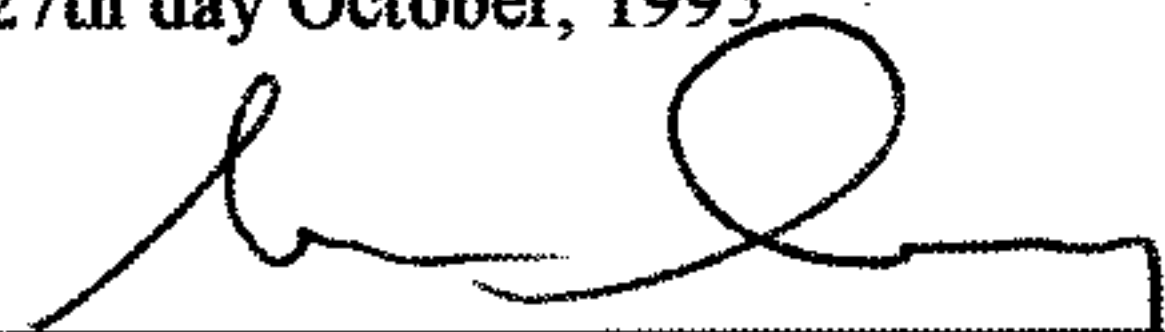

MARK ALAN BUCKNER

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Scott J. Humphrey, a Notary Public in and for said County, in said State, hereby certify that MARK ALAN BUCKNER, 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 executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 27th day October, 1995


Notary Public MY COMMISSION EXPIRES JANUARY 24, 1998

Inst # 1995-31983

11/06/1995-31983
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