

This instrument was prepared by

SEND TAX NOTICE TO:

Anthony D. Snable
2700 Highway 280 South
Suite 101 - W
Birmingham, Alabama 35223

CYRUS H. AZANI

File #870147

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY NINE THOUSAND NINE HUNDRED and 00/100 (\$49,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, AMIR H. ASHTARANI, A _____ MARRIED MAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto CYRUS H. AZANI and APSANAH BADAKHSHAN, HUSBAND AND WIFE (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 8, ACCORDING TO THE SURVEY OF EMERALD MOUNTAIN AT MEADOWBROOK, AS RECORDED IN MAP BOOK 22, PAGE 84, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996, which constitutes a lien, but are not yet due and payable until October 1, 1997.
2. 35 foot building set back line as shown by record plat.
3. Easements as shown b record plat.
4. Right of way to Alabama Power company recorded in Real Book 50, page 263; Volume 326, page 126; Volume 316, page 465; volume 134, page 514; Volume 139, page 128; Volume 1399, page 140; volume 139, page 598 and Volume 220, page 69.
5. Right of way to Shelby County recorded in Volume 216, page 155.
6. Coal, oil, gas and mineral and mining rights and all rights incident thereto including release of damages.

\$189,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE, IF ANY.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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.

07/23/1997-23142
02:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1997-23142

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), AMIR H. ASHTARANI, have hereunto set my (our) hand(s) and seal(s) this 17th day of July, 1997.

 (SEAL)
AMIR H. ASHTARANI

____ (SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that AMIR H. ASHTARANI whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, 1997.


Notary Public

My commission expires 10-21-99

Inst # 1997-23142

07/23/1997-23142
02:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00