

This instrument was prepared by
(Name) Al Ashtarani
(Address) 1314 Mission Hills Road

Montevallo, AL 35115

Send Tax Notice to
(Name) Cyrus Azani & Afsaneh
Badakhshan
(Address) 1314 Excaliber Ln
Sandy Spring, MD 20860

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Forty-Five Thousand (\$45000.00) DOLLARS and other Good Consideration to the undersigned grantor, Al Ashtarani (therein a refund to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grants, bargain, sell and convey unto Cyrus Azani & Afsaneh Badakhshan (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County Alabama, to wit

Lot 5, according to the Survey of Emerald Mountain at Meadowbrook Sector One, as recorded in Map Book 22, Page 84 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

To Have And To Hold, To the said GRANTEE, his, hers and assigns forever

And said GRANTOR does for itself, its successors and assigns, covenants with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

this the 28th day of Sept, 19 98

ATTEST:

BY

A. Ashtarani
President

Secretary

10/08/1998-39417
11:46 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CRH \$3.50

STATE OF ALABAMA

Shelby COUNTY)

I, Jacqueline a Notary Public in and for said County, in said State, hereby certify that Al Ashtarani 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 as such officer and with full authority, executed the same voluntarily for and as the act of said corporation

Given under my hand and official seal, this the 28th day of Sept, 19 98

Jacqueline
Sept 13, 1999