

This instrument was prepared by

Send Tax Notice To: M. A. Oztekin

(Name) Claude M. Moncus (Corley, Moncus & Ward)

name

501A Cahaba Park Circle W

address

Birmingham, AL 3524

(Address) 400 Shades Creek Parkway, Suite 100
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Five Thousand and No/100 Dollars (\$175,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Susan Farley Taylor and husband, Irvin Lee Taylor

(herein referred to as grantors) do grant, bargain, sell and convey unto M. A. Oztekin, an undivided (75%) Interest
and Reza Bavali, an undivided (25%) Interest

(herein referred to as GRANTEES) ~~as joint tenants with right of survivorship~~, the following described real estate situated in

SHELBY

County, Alabama to-wit:

See attached Exhibit "A".

\$ NONE of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously with

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 dies and survives the other, then the heirs and assigns of the grantee herein shall take as tenants in common.~~

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 hand(s) and seal(s), this 1st day of December, 19 98.

(Seal)

(Seal)

(Seal)

SUSAN FARLEY TAYLOR

IRVIN LEE TAYLOR

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Farley Taylor and Irvin Lee Taylor whose name(s) 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 1st day of December, A.D., 19 98

Notary Public

EXHIBIT "A"

A parcel of land in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 West described as follows:

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 19, Range 1 West; thence run North along the East line of said SW $\frac{1}{4}$ a distance of 659.78 feet to the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 5; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 333.5 feet to a point; thence turn an angle of 89°22' to the left and run South, parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 659 feet, more or less, to a point on the South line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 5; thence run East along the South line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 5; thence run East along the South line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 5 a distance of 333 feet, more or less, to the point of beginning of the property herein described; being situated in Shelby County, Alabama.

Inst # 1998-47943

12/03/1998-47943
12:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 187.00