

VALUE: \$1,000.00

SEND TAX NOTICE TO:

Hamid Khorramabadi and  
Dolores M. Van Lill  
3823 Chace Lake Cove  
Hoover, Alabama 35244

20030423000249190 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
04/23/2003 10:10:00 FILED/CERTIFIED

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, we **Hamid Khorramabadi and wife, Dolores M. Van Lill** (herein referred to as grantors) do grant, bargain, sell and convey unto **Hamid Khorramabadi and wife, Dolores M. Van Lill** (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE ¼-NE ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Begin at the NW corner of the NE ¼-NE ¼ of said Section 12; thence N 90 deg. 00' 00" E along the North line of said Section 12, a distance of 230.26' to the Northwesterly right of way line of U. S. Highway #31 (200' ROW); thence S 24 deg. 50' 59" W along said right of way line a distance of 516.99' to the East line of said ¼-¼; thence leaving said right of way line, N 1 deg. 35' 15" W along said ¼-¼ line a distance of 469.30' to the point of beginning. Containing 1.24 acres, more or less.

Subject to road rights of way and easements of record.

**Said property is already owned by grantors and this deed is executed for the purpose of creating joint ownership with right of survivorship.**

TO HAVE AND TO HOLD unto the said GRANTEEES 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 does not survive the other, then the heirs and assigns of the grantees 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 11th day of November, 1997.

Hamid Khorramabadi (SEAL)  
Hamid Khorramabadi

Dolores M. Van Lill (SEAL)  
Dolores M. Van Lill

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hamid Khorramabadi and wife, Dolores M. Van Lill, 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 11th day of November, 1997.

Paula Head (SEAL)  
Notary Public