

20060411000167870 1/1 \$238.00
Shelby Cnty Judge of Probate, AL
04/11/2006 01:51:13PM FILED/CERT

Shelby County, AL 04/11/2006
State of Alabama
Deed Tax: \$227.00

WAS
Jm

This instrument was prepared by
(Name) W. ALAN SUMMERS, JR.
(Address) 1275 CENTER POINT PKWY, STE. 100
BIRMINGHAM, ALABAMA

Send Tax Notice To: Michael M. Shabani
name 3665 Shandwick Place
~~Lot 16 Greystone 1st Sector 1s~~
address Birmingham AL 35242
~~Hoover, AL~~

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY SEVEN THOUSAND AND NO/100-----
----- DOLLARS (\$227,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William A. Tevendale and wife, Jackie W. Tevendale

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael M. Shabani and wife, Sara F. Shabani

(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 16, according to the Survey of Greystone 1st Sector, 1st Phase, as recorded in Map Book 14, Page 91 A and B in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

TOGETHER with the nonexclusive easements to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated 11/06/1990 and recorded in Real 317, Page 260, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and right-of-ways of record.

Subject to property taxes for the current year.

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 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 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 31st
day of March, 2006.

_____(Seal) William A. Tevendale _____(Seal)
William A. Tevendale
_____(Seal) Jackie W. Tevendale _____(Seal)
Jackie W. Tevendale
_____(Seal) _____(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William A. Tevendale and wife, Jackie W. Tevendale 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 31st day of March A.D., 2006

[Signature]
Notary Public