

Shelby County, AL 06/07/2006  
State of Alabama

Deed Tax: \$10.00

2

Send Property Tax Bills To:

\_\_\_\_\_  
\_\_\_\_\_

**Warranty Deed**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS that

**G.H. Ascarzadeh**  
**Married**

\$10,000.00

for and in consideration of the sum of Ten and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

**Gholamabbas Ascarzadeh and Hengameh Salemi Ascarzadeh**  
**as Joint Tenants With Rights of Survivorship**

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, her heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Jefferson, State of Alabama, which is described as follows:

**Lot 20, according to the survey of Southlake First Addition, as recorded in Map Book 14, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama, situated in Shelby County, Alabama.**

The subject property  is or  is not the homestead of the grantor(s).

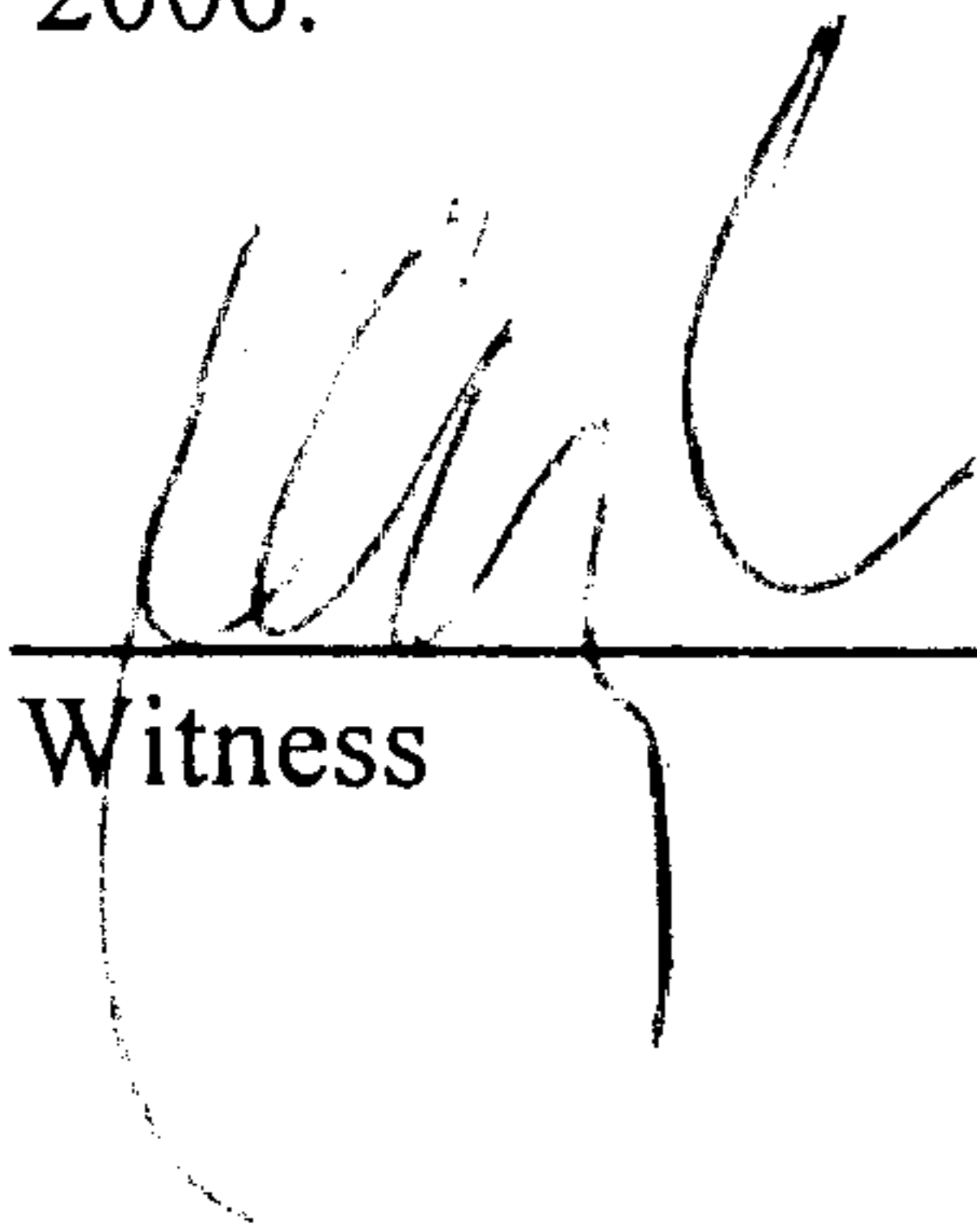
Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto;

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in fee simple, forever.

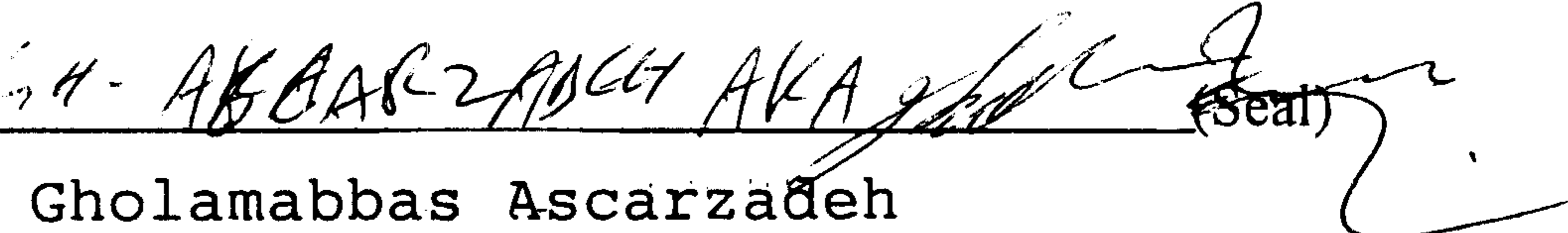
This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Jefferson County, Alabama.

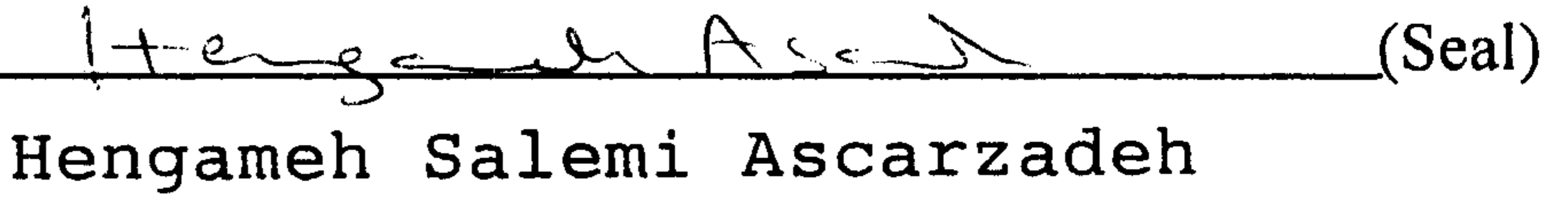
And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, their heirs and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in fee simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 12th day of May, 2006.

  
\_\_\_\_\_  
Witness

**G.H. Ascarzadeh**

  
\_\_\_\_\_  
Gholamabbas Ascarzadeh (Seal)

  
\_\_\_\_\_  
Hengameh Salemi Ascarzadeh (Seal)

State of Alabama  
County of Shelby

(Corporate Seal)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, whose name(s) as of the G.H. Ascarzadeh, is/are signed to the foregoing conveyance, and who is/are known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they, 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 12th day of May, 2006.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[Seal]

This Instrument Prepared By:  
Keri Mason Roth  
Morris|Hardwick|Schneider, LLC  
3535 Grandview Parkway, Suite 610  
Birmingham, AL 35243

