



20060630000317150 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
06/30/2006 01:44:42PM FILED/CERT

Parcel I.D. #: 58-27-4-19-4-003-008

Send Tax Notice To: Juan Gonzalez
57 Highway 219
Montevallo, AL 35115

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHEBLY)

Know all men by these presents, that in consideration of the sum of Twenty Five Thousand Dollars and 00/100 (\$25,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Gholamabbas Ascarzadeh, a married man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Juan Gonzalez and Estefana Perez, a married couple**, hereinafter known as the GRANTEE;

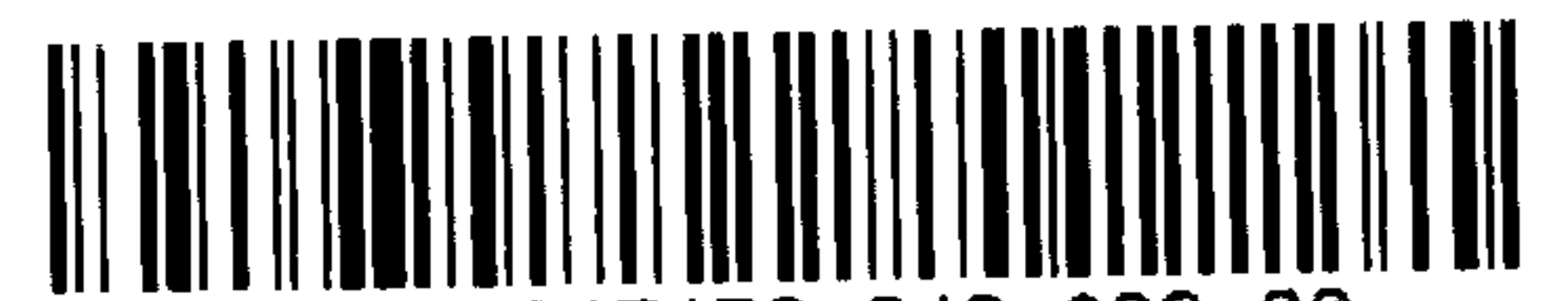
The North Half only of the following described lands: All that part of the N 1/2 of the NE 1/4 of the NE 1/4 of Section 8, Township 21, Range 12, and all that part of the North 1/2 of the North 1/2 of the NW 1/4, Section 9, Township 21, Range 12, lying West of the county public road.

Subject to any and all easements, rights of way and restrictions of record.

This property does not constitute the homestead of the Grantor herein.

This deed was prepared with the benefit of a title search performed by Shelby County Abstract & Title Company, Inc., 06-14945, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 1999-34392, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and



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And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey he same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 23 Day of June, 2006.


Gholamabbas Ascarzadeh
Grantor

Shelby County, AL 06/30/2006
State of Alabama

Deed Tax: \$25.00

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Gholamabbas Ascarzadeh, a married man*, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 23 Day of JUNE, 2006.



NOTARY PUBLIC
My Commission Expires: 26 March, 2008

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040