

SEND TAX NOTICE TO:

Hossein Dovlatbodie  
James C. Cothren

Re-record to correct spelling of Grantee's First Name

20060823000412320 1/3 \$35.50  
Shelby Cnty Judge of Probate, AL  
08/23/2006 12:46:44PM FILED/CERT

[Space Above This Line for Recording Data]

20061116000562620 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
11/16/2006 03:41:22PM FILED/CERT

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Ninety-one Thousand and no/100s Dollars (\$91,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Jan Sweatman, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ~~Hossein~~ <sup>Hossein</sup> **Dovlatbodi and James Charles Cothren**, (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to ad valorem taxes for the year 2006, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record.

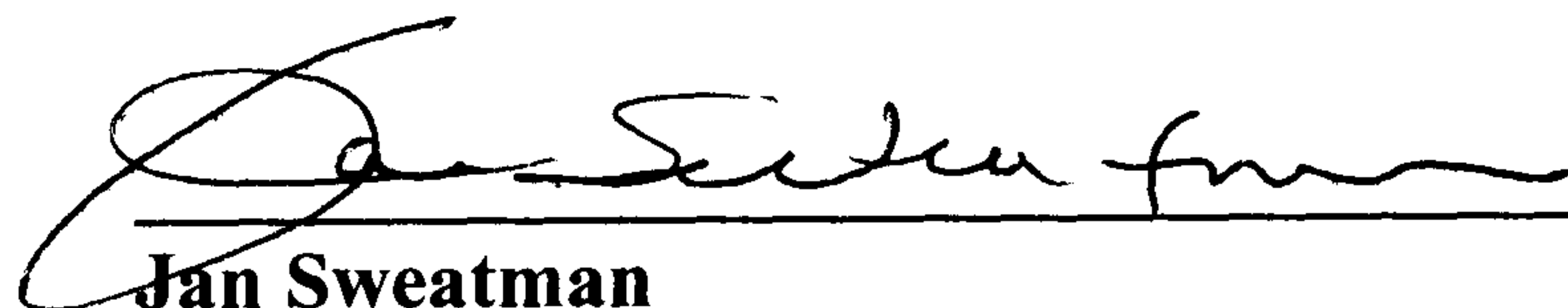
\$72,800.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

This does not constitute the homestead of the Grantor or her spouse.

**To Have and To Hold** to the said grantee, his, heirs or their heirs and assigns forever; it being the intention of the parties to this conveyance. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14 day of

August, 2006

  
Jan Sweatman

Shelby County, AL 08/23/2006  
State of Alabama

Deed Tax: \$18.50

20060823000412320 2/3 \$35.50  
Shelby Cnty Judge of Probate, AL  
08/23/2006 12:46:44PM FILED/CERT

STATE OF ALABAMA,

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Jan Sweatman** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 14<sup>th</sup> day of August, 2006.

My Commission Expires: 10/31/08

  
Notary Public

20061116000562620 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
11/16/2006 03:41:22PM FILED/CERT

(S E A L)


This instrument was prepared by:


Jack R. Thompson, Jr.  
Kracke & Thompson, LLP  
2204 Lakeshore Drive, Ste 306  
Birmingham, AL 35205  
(205) 933-2756



EXHIBIT "A"

Unit 108, Building 1, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177, and amended in Real Volume 27, page 733; Real Volume 50, page 327 and Real Volume 50, page 340 and re-recorded in Real Volume 50, page 942 and Real Volume 165, page 578 and amended in Real Volume 59, page 19 and further amended by Corporate Volume 30, page 407; Real Volume 96, page 855 and Real Volume 97, page 937 and By-Laws as shown in Real Volume 27, page 733; and then amended in Real Volume 50, page 325; further amended by Real Volume 189, page 222; Real Volume 222, page 691 and Real Volume 238, page 241, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, and amended in Map Book 9, page 135, and Map Book 10, page 49, further amended by Map Book 12, page 50, in the Probate Office of Shelby County, Alabama.

  
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