

20070606000263390 1/2 \$54.00  
Shelby Cnty Judge of Probate, AL  
06/06/2007 11:09:00AM FILED/CERT

Shelby County, AL 06/06/2007  
State of Alabama

Deed Tax: \$40.00

Send tax notice to:

SEYDI SAHIN  
8 WORCESTER STREET #2  
WEST BOYLSTON, MA 01583

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
SHELBY COUNTY

2007206

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thousand and 00/100 and 00/100 Dollars (\$200,000.00) in hand paid to the undersigned, GREGORY GUMINA and MICHELLE GUMINA, HUSBAND AND WIFE (hereinafter referred to as "Grantor") by SEYDI SAHIN and ESRA SAHIN (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 21, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES, SECTOR 1, AS RECORDED IN MAP BOOK 28, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

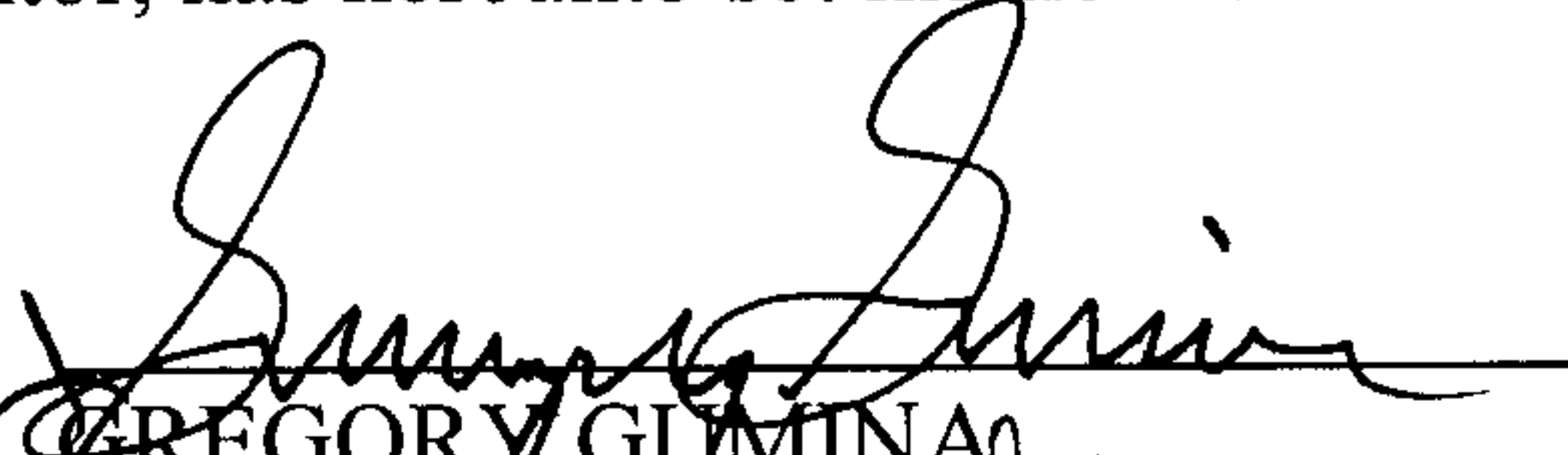
\$160,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.


TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 25<sup>th</sup> day of May, 2007.

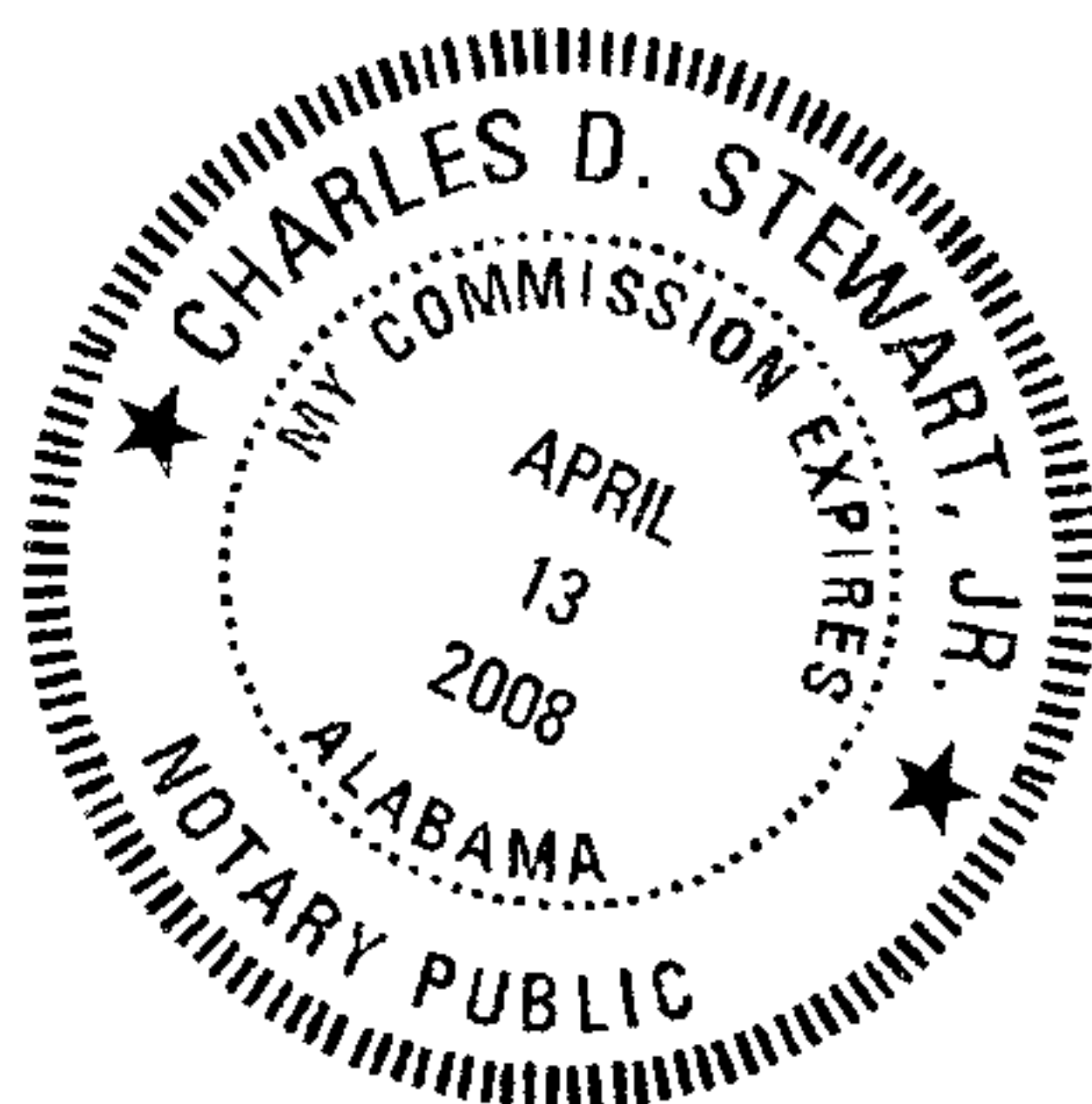
  
GREGORY GUMINA

  
MICHELLE GUMINA

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that GREGORY GUMINA and MICHELLE GUMINA, whose name(s) is/are  
signed to the foregoing instrument, and who is/are known to me, acknowledged before  
me on this day, that, being informed of the contents of the said instrument, he/she/they  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of May, 2007.



  
Notary Public

Print Name:

Commission Expires:

4-13-08