

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Scott T. Ford
1484 Indian Crest Drive
Indian Springs, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby)

That in consideration of Four Hundred Twenty Thousand and no/100-----
(\$420,000.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I/we,
Akbar Shamsuddin and Stephanie Shamsuddin, husband and wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Scott T. Ford and Tommie S. Ford

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following
described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all
purposes.

\$ 336,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this 4th day of December, 2009.

Akbar Shamsuddin by Asif Shamsuddin (Seal)
Akbar Shamsuddin, by his Attorney in fact,
Asif Shamsuddin

Stephanie Shamsuddin (Seal)
Stephanie Shamsuddin

STATE OF ALABAMA)
)
Jefferson COUNTY)

Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Asif Shamsuddin whose name as Power of Attorney for/of Akbar Shamsuddin,
is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he, in his capacity as such
has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December, A.D., 2009.

My Commission Expires: 4/21/12

William H. Halbrooks
William H. Halbrooks, Notary Public

Shelby County, AL 12/14/2009

State of Alabama
Deed Tax : \$84.00

Exhibit "A"

Legal Description:

PARCEL I:

LOT 1, BLOCK 2, ACCORDING TO THE SURVEY OF INDIAN CREST ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL II:

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID 1/4-1/4 SECTION AND RUN THENCE WESTWARDLY ALONG THE NORTH LINE THEREOF 730.94 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE WESTWARDLY ALONG SAID 1/4-1/4 SECTOR LINE 321.55 FEET; THENCE TURN 109 DEGREES 55 MINUTES 30 SECONDS LEFT AND RUN SOUTHEASTWARDLY 410.00 FEET; THENCE TURN 70 DEGREES 04 MINUTES 30 SECONDS LEFT AND RUN EASTWARDLY 181.93 FEET; THENCE TURN 90 DEGREES 00 MINUTES LEFT AND RUN NORTHWARDLY 325.45 FEET TO THE POINT OF BEGINNING; SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to current taxes, easements and restrictions of record.



20091214000456550 2/3 \$101.00
Shelby Cnty Judge of Probate, AL
12/14/2009 10:17:25 AM FILED/CERT

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that Stephanie Shamsuddin

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 the conveyance,
he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December, ~~2008~~²⁰⁰⁹.

My Commission Expires: 4/21/12



William H. Halbrooks


20091214000456550 3/3 \$101.00
Shelby Cnty Judge of Probate, AL
12/14/2009 10:17:25 AM FILED/CERT