20100115000015030 1/1 $13.00
Shelby Cnty Judge of Probate, AL
01/15/2010 02:25:33 PM FILED/CERT

Prepared by:
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1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Sherri H. Mirseyedi
11[illegible] Chase Creek Circle
Pelham, AL 35124

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($102,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **JENNIFER DANIELS, a married woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **SHERRI H. MIRSEYEDI** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 7, according to the Survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, page 73, in the Probate Office of Shelby County, Alabama.

$100,642.00 of the above-recited purchase price was paid with a purchase money first mortgage recorded simultaneously herewith.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Subject property is not and never has been the homestead of Grantor's spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and except for any Restrictions, Exceptions, Easements, Agreements and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 5th day of January, 2010.

JENNIFER DANIELS

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JENNIFER DANIELS**, whose name 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of January, 2010.

NOTARY PUBLIC
My commission expires:

Deed Tax : $2.00

MALCOLM S. MCLEOD
Notary Public
STATE OF ALABAMA

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 15, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS