


This instrument prepared by:  
Sandy F. Johnson  
Attorney at Law  
3170 Highway 31 South  
Pelham, Alabama 35124

SEND TAX NOTICE TO:  
Saeid Moshiri  
Razieh Shabani  
5406 Greystone Way  
Birmingham, Alabama 35242

## STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
                                      )  
Shelby COUNTY         )

  
20100609000183010 1/2 \$59.00  
Shelby Cnty Judge of Probate, AL  
06/09/2010 02:49:14 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **Four Hundred Fifty Thousand dollars and Zero cents (\$450,000.00 )** in hand paid by **Saeid Moshiri and Razieh Shabani** (hereinafter referred to as "GRANTEES") to **Regions Bank** (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said **Saeid Moshiri and Razieh Shabani, as joint tenants with rights of survivorship**, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 5, according to the Survey of Greystone, 6th Sector, Phase I, as recorded in Map Book 33, Page 57,  
in the Probate Office of Shelby County, Alabama.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

\$405,000.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

**TO HAVE AND TO HOLD**, to the said **GRANTEES** as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

**GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

Shelby County, AL 06/09/2010  
State of Alabama  
Deed Tax : \$45.00

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 7th day of May, 2010.

Regions Bank

William D. Beard  
By: William D. Beard  
Its: Vice President


STATE OF ALABAMA      §  
                                     §  
JEFFERSON COUNTY      §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William D. Beard, whose name(s) is/are signed to the foregoing conveyance as the Vice President of Regions Bank, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May, 2010.

Catherine L. Hollifield  
Notary Public Catherine L. Hollifield  
Commission expires: 05/29/2012

FILE NO: 40589

  
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