

1/2 Net FMV =
\$40,000.00

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

This instrument was prepared by:

Jack E. Held, Esq.
Sirote & Permutt, P.C.
The Crescent Office Building, Suite 500
2311 Highland Avenue South
Birmingham, AL 35205

Send Tax Notice to:

Sara J. Soleymani
442 Oxford Way
Pelham, AL 35124



20101105000372560 1/2 \$55.00
Shelby Cnty Judge of Probate, AL
11/05/2010 02:24:24 PM FILED/CERT

No representation is made as to the accuracy of the legal description of the property below or of the validity of the grantor's claim of title thereto.

STATE OF ALABAMA

)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Keyvan Soleymani, an unmarried man, former husband of Sara Soleymani (hereinafter referred to as "Grantor"), in hand paid by Sara J. Soleymani (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee all of his right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2615, according to the Survey of Weatherly Highlands, The Ledges, Sector 26, Phase One, as recorded in Map Book 26, Page 145, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

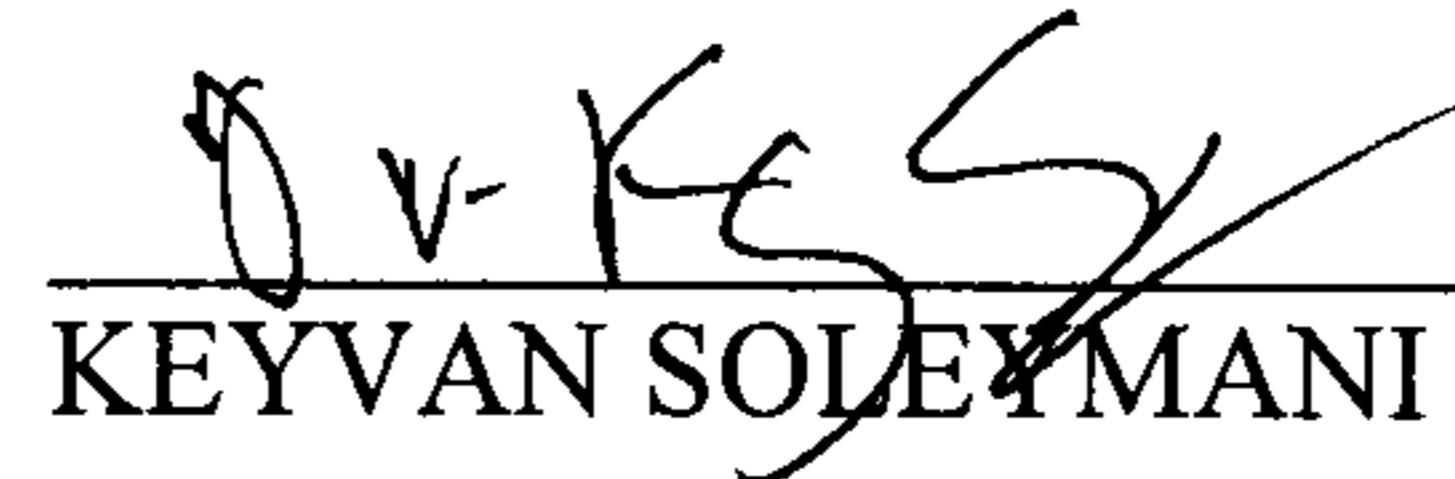
This conveyance is made subject to the following:

- (1) 2010 ad valorem property taxes, a lien, but not yet due and payable.
- (2) Any and all liens, easements, rights-of-way, reservations and restrictions of record in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is being made in compliance with the terms of that certain Final Judgment of Divorce which was entered in the Circuit Court of Shelby County, Alabama, Civil Action Number DR-2010-000112.00-HBH, on October 15, 2010, in that certain divorce action styled *Sara J. Soleymani v. Keyvan Soleymani*.

TO HAVE AND TO HOLD unto the said Grantee, Sara J. Soleymani, her heirs and assigns, forever.

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

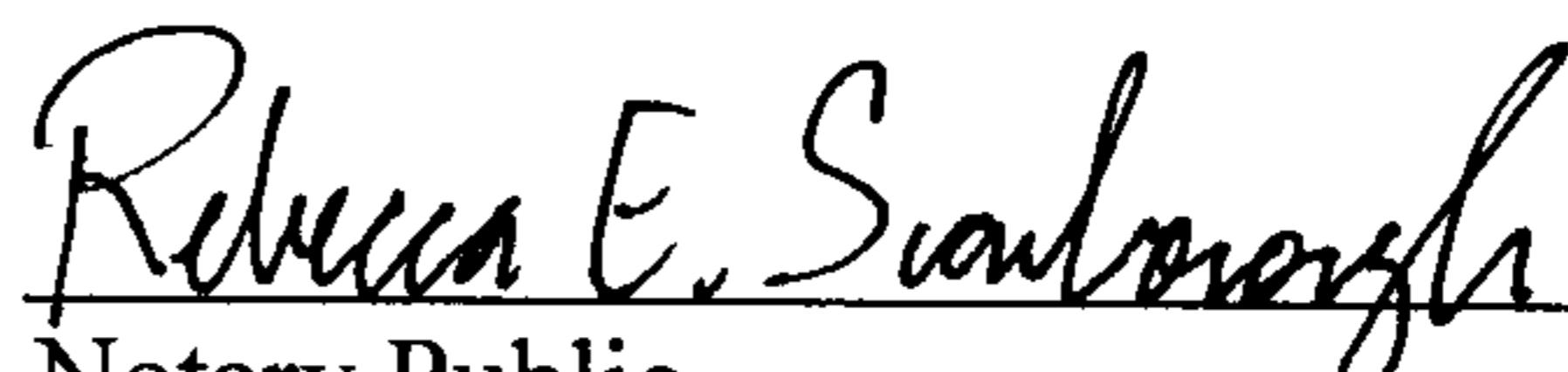

KEYVAN SOLEYMANI (SEAL)

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)


20101105000372560 2/2 \$55.00
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I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Keyvan Soleymani, an unmarried man, former husband of Sara Soleymani, whose name is signed to the foregoing instrument and who is known to me (or satisfactorily proven), acknowledged before me on this day that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official on this 5th day of November, 2010.


Rebecca E. Sainorough
Notary Public
State of Alabama, County of Jefferson

My Commission Expires: 2-16-12

(AFFIX NOTARIAL SEAL)