

This instrument prepared by:
John H. Henson
4647-E US Hwy 280
Birmingham, AL 35242

SEND TAX NOTICE TO:
Salima Janmohammad
443 Chase Plantation Parkway
Birmingham, Alabama 35244

WARRANTY DEED

20110804000228600 1/1 \$33.00
Shelby Cnty Judge of Probate, AL
08/04/2011 02:01:48 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Five Thousand And No/100 Dollars (\$105,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Auburn Bank, an Alabama Corporation, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Salima Janmohammad (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**
*and Nasir Janmohammad, as joint tenants with remainder to survivor,
Lot 43, according to the Survey of Chase Plantation, 4th Sector, as recorded in Map Book 9, Page 156, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Eighty-Four Thousand And No/100 Dollars (\$84,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this the 28th day of July, 2011.

Auburn Bank

BY: W. Thomas Johnson

W. Thomas Johnson, Senior Vice President

STATE OF Alabama)
Lee COUNTY)

I, the undersigned, a Notary Public in said state in said county, hereby certify that W. Thomas Johnson as Senior Vice President of Auburn Bank is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such duly authorized officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand and official seal this the 28th day of July 2011.

Sammy Sanford
Notary Public

My commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 20, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 08/04/2011
State of Alabama
Deed Tax: \$21.00