


This instrument is prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Penny A. Stalker  
303 Laurel Rd  
Montevallo, AL 35115

**WARRANTY DEED**

  
20120202000040480 1/2 \$72.00  
Shelby Cnty Judge of Probate, AL  
02/02/2012 01:51:56 PM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Eighty-Five Thousand And No/100 Dollars (\$285,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Hamid R Khorramabadi and wife, Dolores Marie Khorramabadi (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Penny A. Stalker and Steve Stalker (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

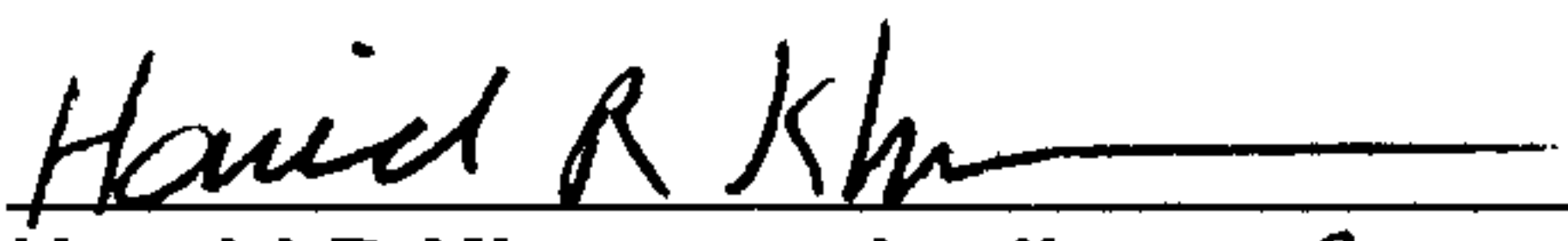
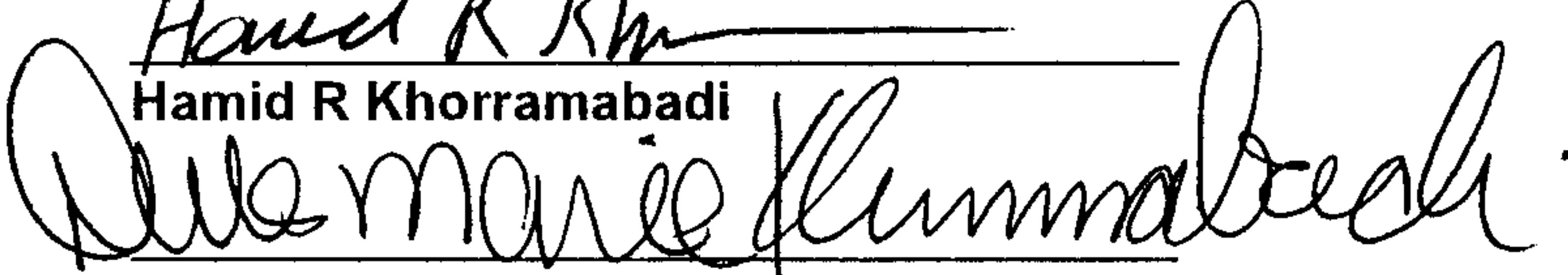
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Twenty-Eight Thousand And No/100 Dollars (\$228,000.00) 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 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 does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on January 20, 2012.

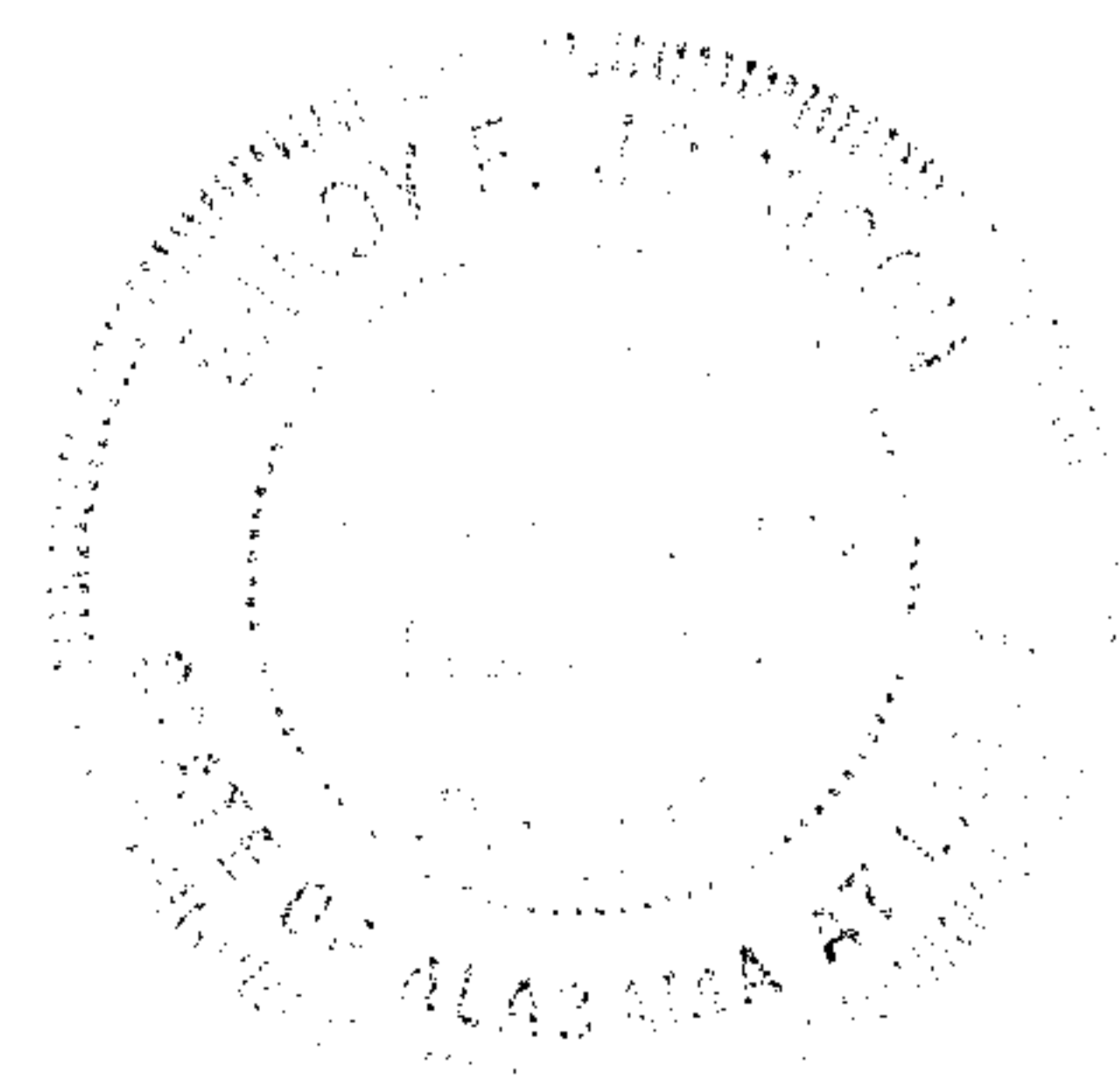
  
Hamid R Khorramabadi  
  
Dolores Marie Khorramabadi

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Hamid R Khorramabadi and Dolores Marie Khorramabadi, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same on the day same bears date.

Given under my hand and official seal on 20th day of January, 2012.

  
Notary Public  
Commission Expires:



## EXHIBIT "A"

A portion of the SE 1/4 of Section 31, Township 21 South, Range 2 West, more particularly described as follows:

Begin at the NE corner of the NE 1/4 of the SE 1/4 of Section 31, Township 21 South, Range 2 West, and run Southerly along the East side of said 1/4-1/4 for 30.02 feet to a point on the South right of way of a 60 foot wide dedicated county road; thence turn an angle of 92°18'24" to the right and run Westerly along the said South R.O.W. for 904.69 feet to the Point of Beginning; thence continue Westerly along the same line for 439.16 feet; thence at an angle of 91°14'02" to the left and run Southerly for 994.26 feet to an iron at a fence corner (said corner being accepted by V.R. Davis as the True Property Corner; fence being erected by the adjoining property owners to the South); thence turn an angle of 89°19'26" to the left and run Easterly along the said fence for 439.09 feet to the iron; thence turn an angle of 90°40'34" to the left and run Northerly for 989.98 feet back to the Point of Beginning.



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Shelby County, AL 02/02/2012  
State of Alabama  
Deed Tax:\$57.00