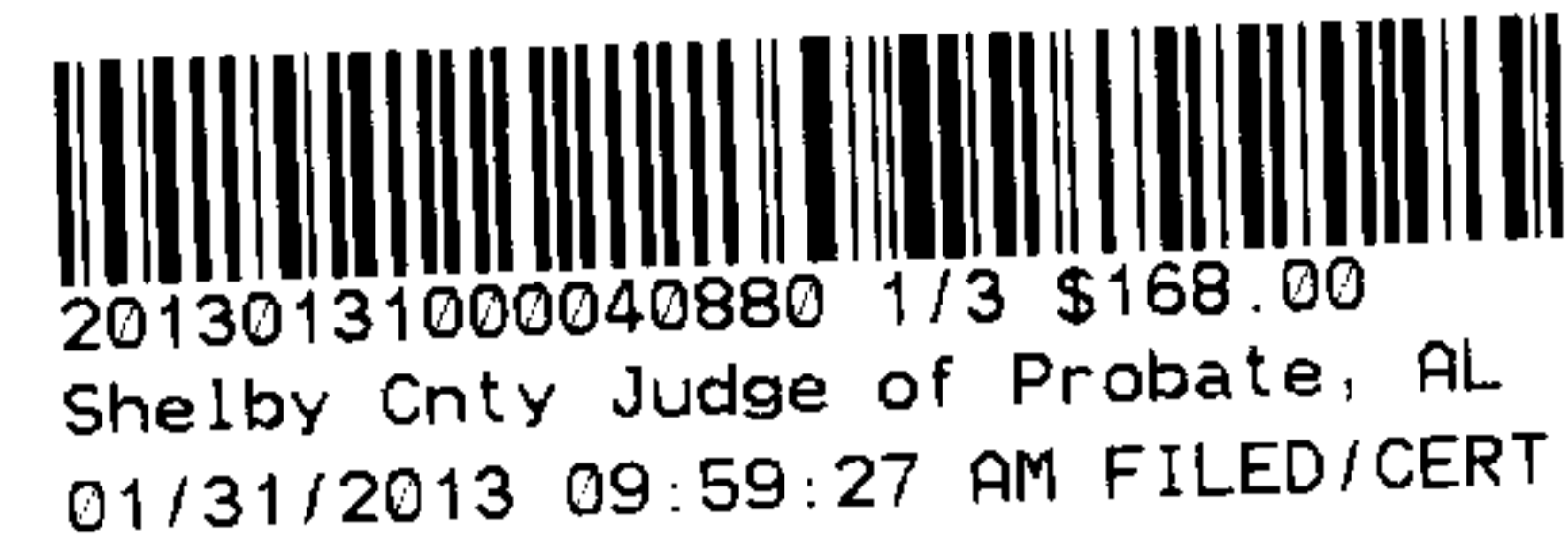


THIS INSTRUMENT PREPARED BY
Bruce L. Gordon, Esq.
Gordon, Dana, Knight & Gilmore, LLC
600 University Park Place, Suite 100
Birmingham, Alabama 35209



STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, on the 12th day of June, 2012, an Order was rendered by the Circuit Court of Shelby County, Alabama (entered by the Clerk on June 18, 2012 (the "June 18, 2012 Order") in that certain cause pending in the said Court, wherein ANAHITA RAHNEMAEI is the Plaintiff and MOHAMMAD HEYAT is the Defendant, Case No. DR 2010-900375.01 DAC, wherein and whereby it was ordered and decreed that upon the payment to the Clerk of said Court of the sum of One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00), the said Clerk execute and deliver to ANAHITA RAHNEMAEI a deed conveying all the right, title, claim and interest of MOHAMMAD HEYAT , the Defendant in said cause, in and to the real state located at 386 North Lake Road, Hoover, Alabama 35242, as more particularly described below; and

WHEREAS, there has been paid to the undersigned Clerk of said Court, said sum of One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00), the receipt whereof is hereby acknowledged; and

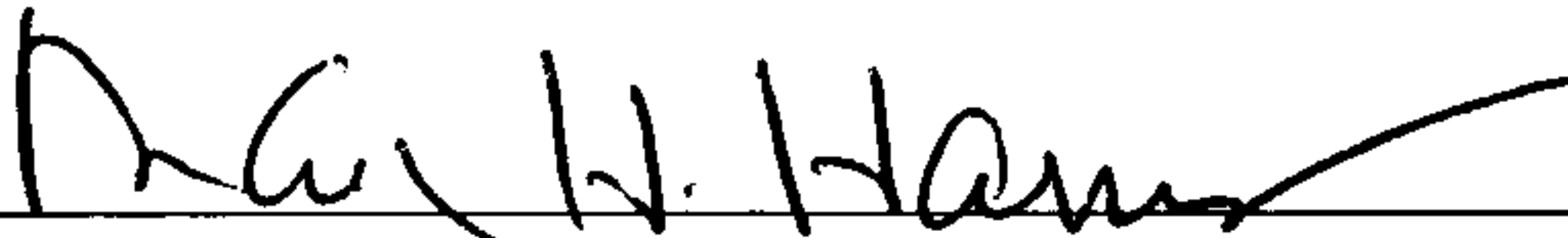
WHEREAS, by Order from Hon. Hub Harrington dated the 31st day of January, 2013, (the "Jan 2013 Order"), the Clerk of the Circuit Court of Shelby County Alabama is directed and authorized to execute this deed and deliver the same to the Plaintiff .

NOW THEREFORE, under and by virtue of the authority vested in me by said Jan 2013 Order of said Court, I do hereby grant, bargain, sell and convey until ANAHITA RAHNEMAEI all the right, title, claim and interest of said MOHAMMAD HEYAT in and to the following described tract or parcel of land lying and being in Shelby County, Alabama, to-wit:

Lot 35, according to the First Amended Plat of Greystone Farms North, Phase 1, as recorded in Map Book 23, Page 57, in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said ANAHITA RAHNEMAEI, her heirs and assigns, forever.

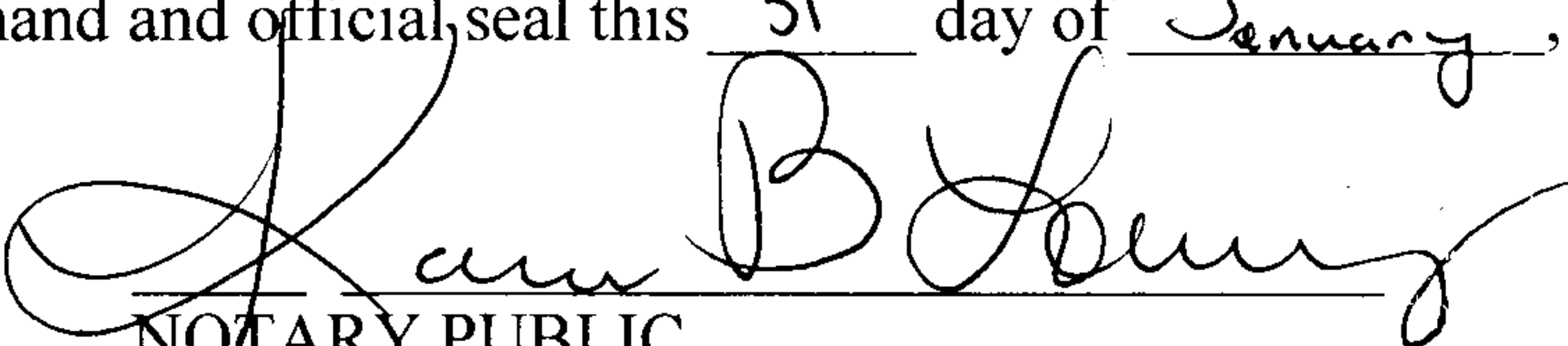
IN WITNESS WHEREOF, I have hereunto signed my name as clerk aforesaid and have affixed the seal of this Court, this the 31 day of JANUARY, 2013.


Clerk of the Circuit Court of
Shelby County, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Mary H. Harris, whose name as Clerk of the Circuit Court of Shelby County, Alabama, 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 conveyance, she, in said capacity as Clerk, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of JANUARY, 2013.




NOTARY PUBLIC

[SEAL]

My Commission Expires: August 14, 2013

F:\Divorce\Rahnemaei, Ana (8684)\Rule Nisi 2012\Deed.doc


20130131000040880 2/3 \$168.00
Shelby Cnty Judge of Probate, AL
01/31/2013 09:59:27 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mohammad Heyat
Mailing Address 4027 Waterlord Landing
HOOPER AL 35216

Grantee's Name Anahita Rahnamaei
Mailing Address 600 Univ Park Pl. #100
Bham, AL 35209

Property Address 4027 Waterlord Lnd.
HOOPER, AL 35216

Date of Sale _____

Total Purchase Price \$ 150,000.00

or

Actual Value

\$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other

CLERK'S DEED

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom the property is being conveyed.

Property address - the physical address of the property being conveyed, if any.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 01-31-13

Print

Jeannie Speer

Sign

[Signature] - Attorney
Office for Grantee
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

Form RT-1