

STATE OF ALABAMA

# Warranty Deed

COUNTY OF SHELBY


**Know all Men by these Presents:** That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **GIRARD MOUGHALIAN AND RENATE MOUGHALIAN, Husband and Wife** (herein referred to as “Grantors”) do by these presents grant, bargain, sell and convey unto **THE 1995 MOUGHALIAN FAMILY TRUST, GIRARD MOUGHALIAN AND RENATE A. MOUGHALIAN, AS TRUSTEES** (herein referred to as “Grantees”) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Wynlake Subdivision, Phase II, as recorded in Map Book 20, page 12 A&B in the Probate Office of Shelby county, Alabama; being situated in Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Alabaster, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, and the following:

1. **Building Setback line of 35 feet reserved from Wynlake Lane, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 7.5 feet on the easterly side and a 15 foot easement on the northerly side of lot.**
3. **Restrictions, covenants, and conditions as set out in Inst. No. 1995-30873 and Inst. No. 1995-30874, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Restrictions, limitations and conditions as set out in Plat Book 20, page 12, in the Probate Office of Shelby County, Alabama.**
5. **Easement(s) granted to Alabama Power Company, page 317 as set out in Deed Book 101, page 76, Deed Book 121, page 191 and Deed Book 138, in the Probate Office.**
6. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 15, page 375, in Probate Office.**
7. **Mortgage from Girard Moughalian and Renate Moughalian to Wells Fargo Bank, N.A. dated March 5, 2013, and recorded March 14, 2013, in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 20130314000106940.**

Shelby County, AL 09/17/2013  
State of Alabama  
Deed Tax:\$173.00

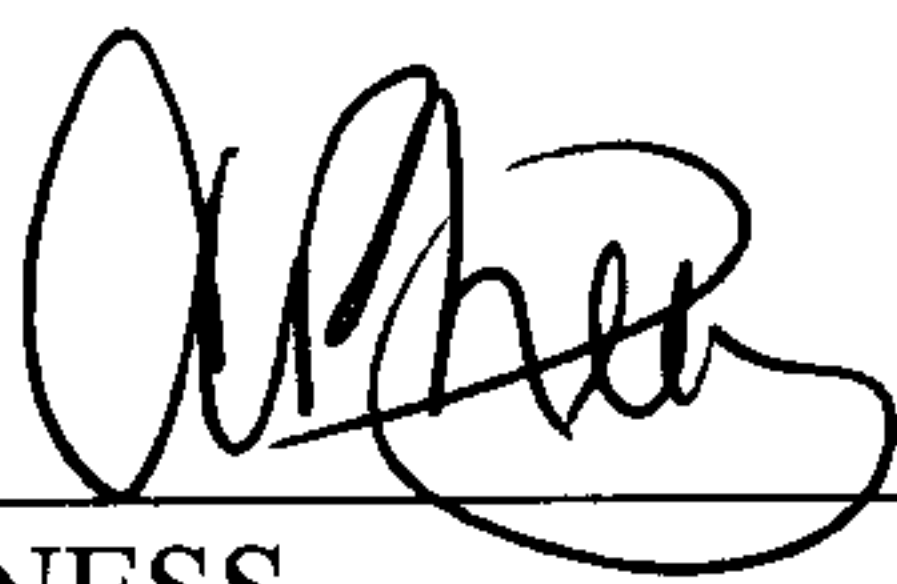
  
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Shelby Cnty Judge of Probate, AL  
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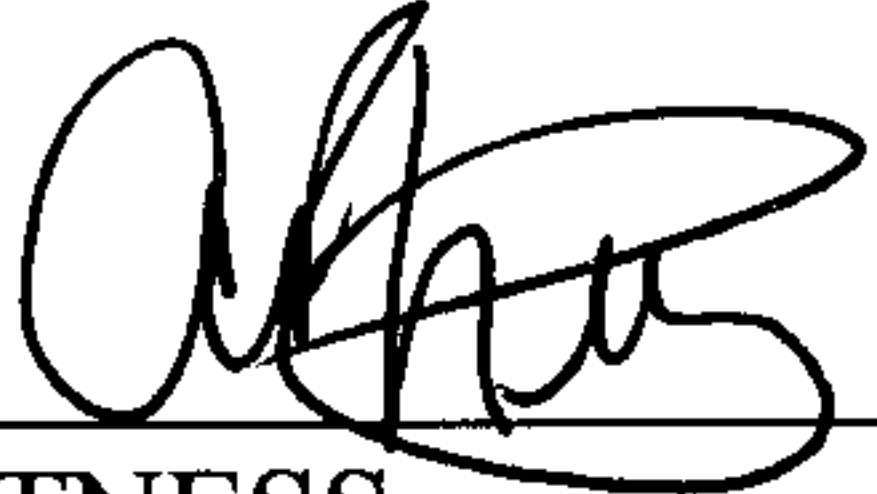



**To Have and To Hold** the aforegranted premises to the said Grantees, their heirs and assigns forever.


And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantors have set their hands and seals this 13th day of September, 2013.

  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
WITNESS

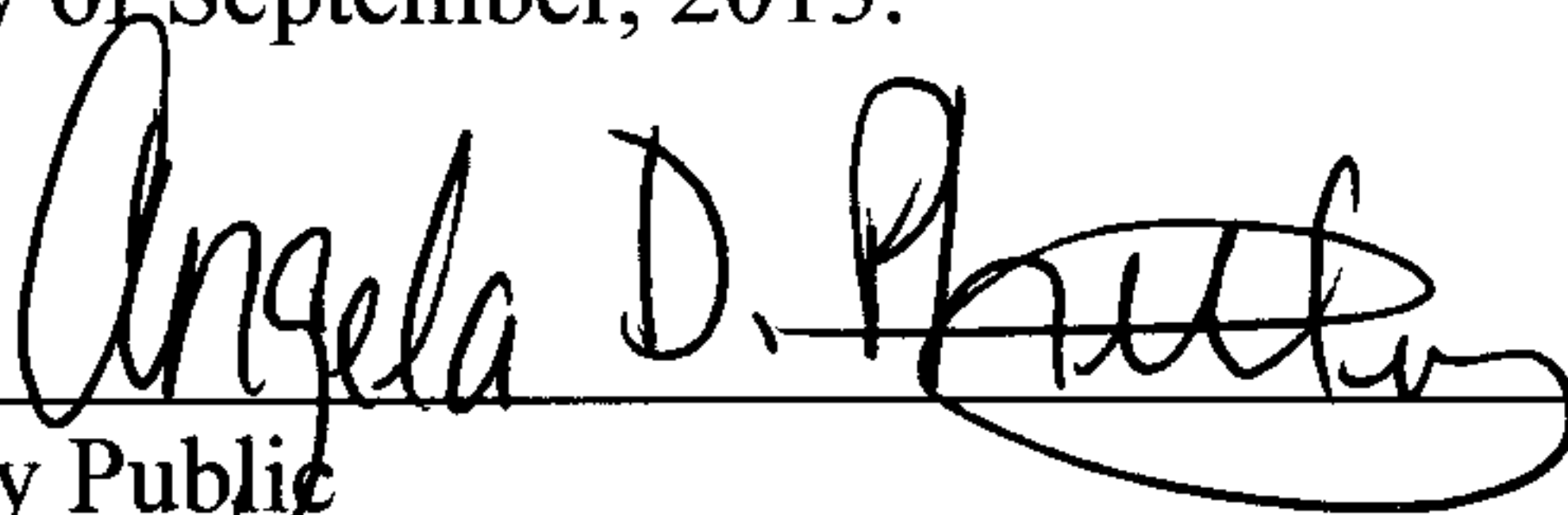
  
\_\_\_\_\_  
**GIRARD MOUGHALIAN** {L.S.}

  
\_\_\_\_\_  
**RENATE MOUGHALIAN** {L.S.}

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Girard Moughalian and Renate Moughalian**, 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 voluntarily on the day the same bears date.

Given under my hand and seal this 13th day of September, 2013.

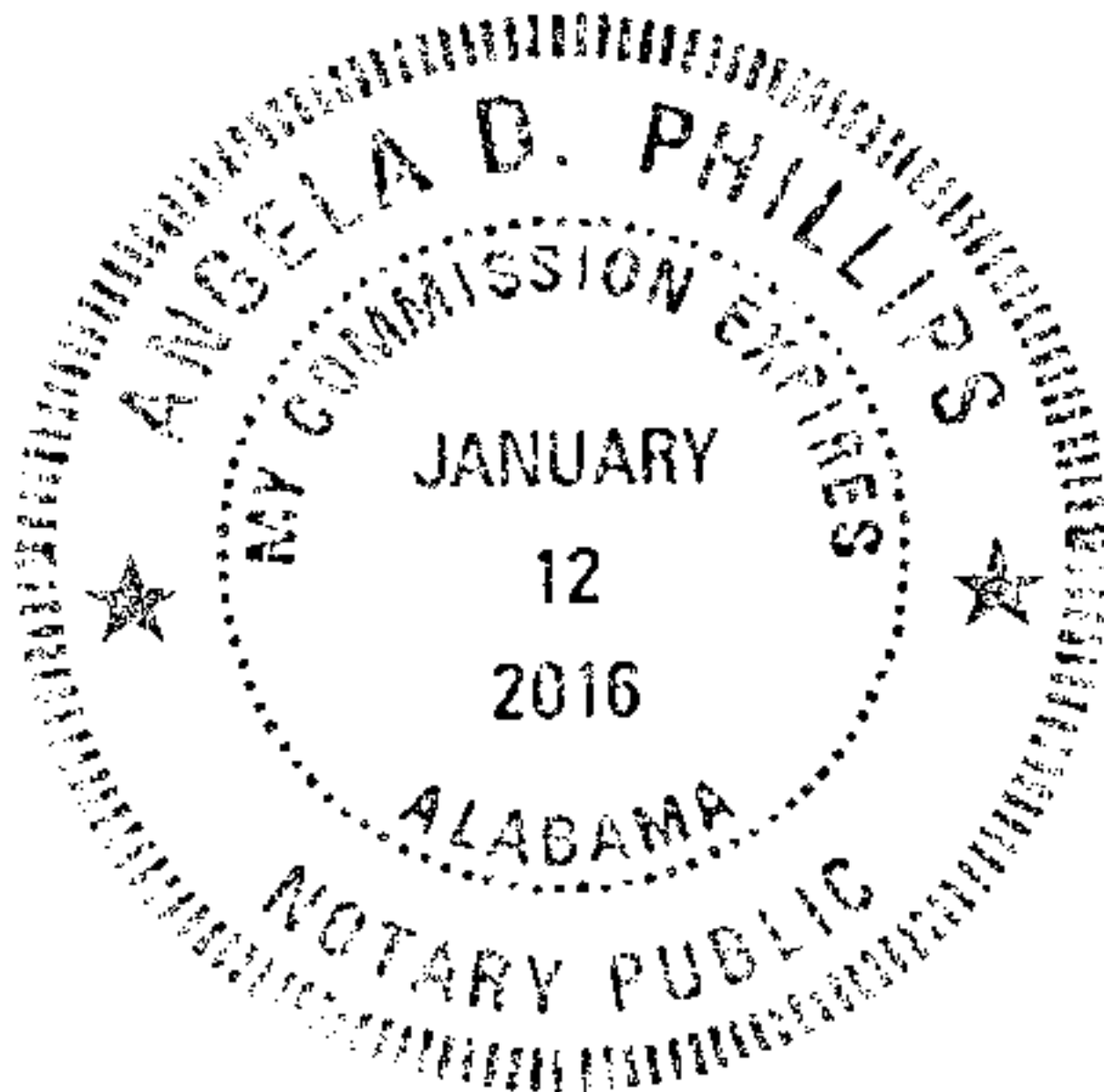
  
\_\_\_\_\_  
Notary Public  
My commission expires 01/12/2013


**GRANTEES' MAILING ADDRESS:**

The 1995 Moughalian Family Trust  
c/o Girard Moughalian  
3329 Rancho Famosa  
Carlsbad, CA 92009

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2012-02-2408



  
20130917000376800 2/3 \$194.00  
Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form

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

Grantor's Name Girard Moughalian and Renate Moughalian  
Mailing Address 3329 Rancho Famosa  
Carlsbad, CA 92009

Grantee's Name The 1995 Moughalian Family Trust  
Mailing Address 3329 Rancho Famosa  
Carlsbad, CA 92009

Property Address 412 Wynlake Lane  
Alabaster, AL 35007

Date of Sale 09/13/2013  
Total Purchase Price \$  
or \$  
Actual Value \$173,000.00  
or  
Assessor's Market Value \$

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

\_\_\_\_ Bill of Sale  
\_\_\_\_ Sales Contract  
\_\_\_\_ Closing Statement  
\_\_\_\_ Appraisal  
XX Other Prior Sale

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 - provided 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 interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

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

Total purchase price – the total amount paid for the purchase of the property, both real 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 not 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).

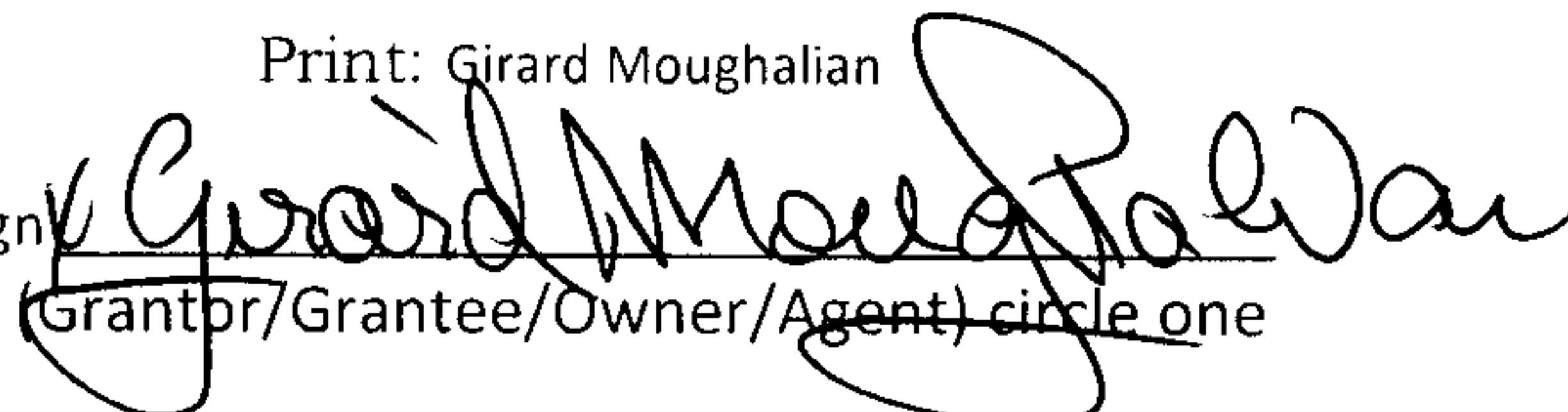
Date 09/13/2013

\_\_\_\_ Unattested



Print: Girard Moughalian

Sign

  
(Grantor/Grantee/Owner/Agent) circle one



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Shelby Cnty Judge of Probate, AL  
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