

SEND TAX NOTICE TO:

This Instrument Was Prepared By:

The Law Offices of Jack R. Thompson, Jr., LLC
3500 Colonnade Pkwy, Ste 350
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

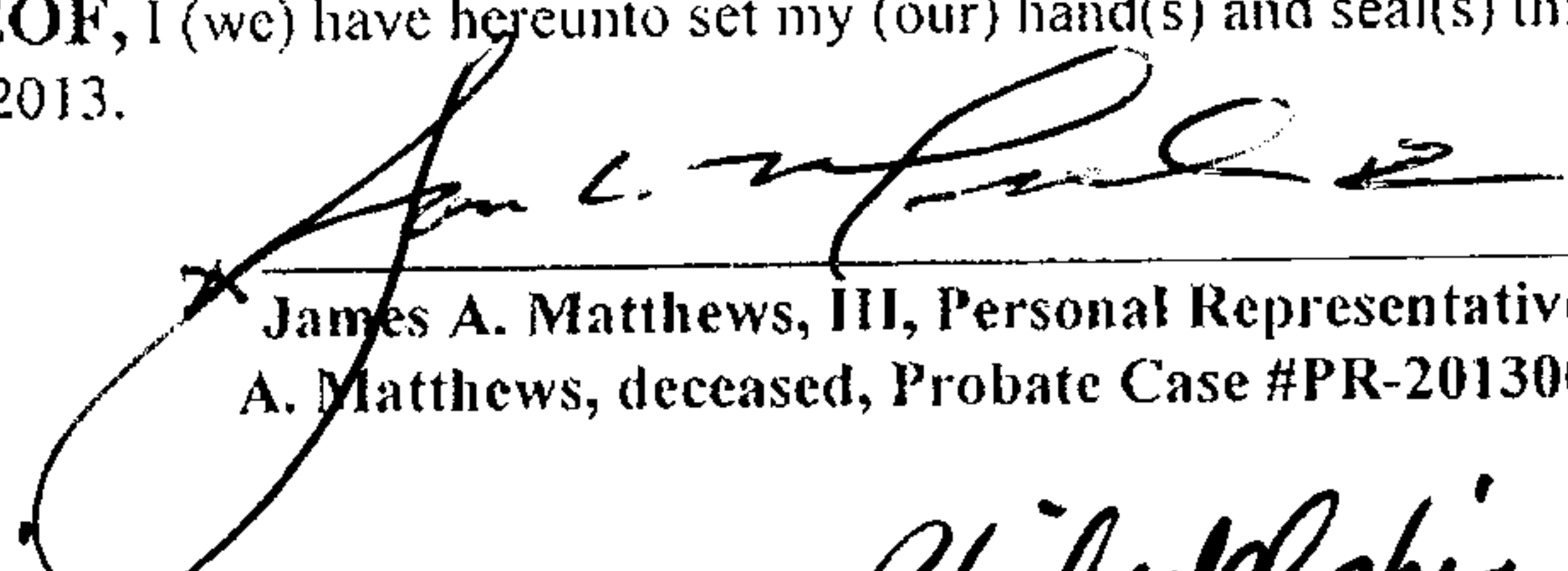
That in consideration of \$162,000.00, the amount which can be verified by the sales contract, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **James A. Matthews, III, as Personal Representative of the Estate of John A. Matthews, deceased Probate Case No. PR-2013-000728,** whose address is _____, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Fariba Moeinpour Lawsen**, whose address is 110 Aaron Parc Court Pelham AL, (herein referred to as grantees), the following described real estate, situated in SHELBY County, Alabama the address of which is **110 Aaron Parc Court, Pelham, AL**, to wit:

Lot 2, according to the Survey of Aaron Parc, as recorded in Map Book 22, page 40, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantee, their heirs and assigns forever, and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of the premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrator shall warranty and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of December, 2013.


James A. Matthews, III, Personal Representative of the Estate of John A. Matthews, deceased, Probate Case #PR-2013000728

STATE OF Pennsylvania Philadelphia County ss:


I, SUSAN B. BUSH, a Notary Public in and for said county in said state, hereby certify that James A. Matthews, III, Personal Representative of the Estate of John A. Matthews, deceased, Probate Case #PR-2013000728, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he in his capacity as Personal Representative and with full authority executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 6th day of December, 2013.

My Commission Expires: 10/6/14


Notary Public

NOTARIAL SEAL
SUSAN B BUSH
Notary Public
PHILADELPHIA CITY, PHILADELPHIA COUNTY
My Commission Expires Oct 6, 2014


20140102000000170 2/2 \$179.00
Shelby Cnty Judge of Probate, AL
01/02/2014 08:58:48 AM FILED/CERT

Shelby County, AL 01/02/2014
State of Alabama
Deed Tax: \$162.00