

This instrument prepared by:
Christa C. Ketchum
Law Office of Christa C. Ketchum, LLC
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Hamid Mashayekh, Jr. and Jayme
Mashayekh
1146 Lake Forest Circle
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Six Hundred Eighty Thousand And No/100 Dollars (\$680,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Tammy R. McCarty**, unmarried (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Hamid Mashayekh, Jr. and Jayme Mashayekh** (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.

Five Hundred Forty-Four Thousand And No/100 Dollars (\$544,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

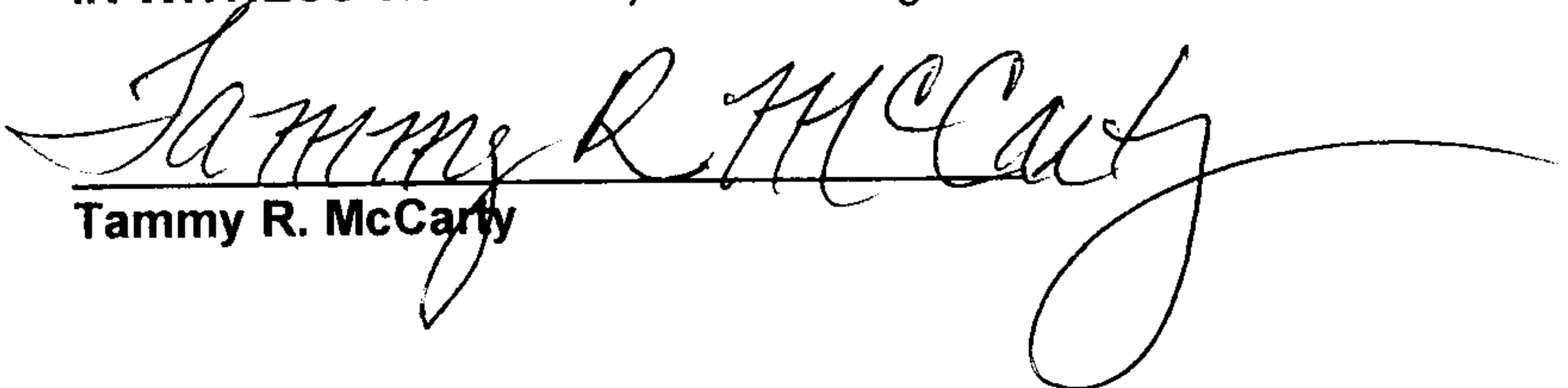
Sixty-Seven Thousand Nine Hundred Fifty And No/100 Dollars (\$67,950.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

NOTE: David E. McCarty, the other Grantee in the Deed recorded in Instrument #1995-00340, died on or about July 24, 2013.

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 October 21, 2014.

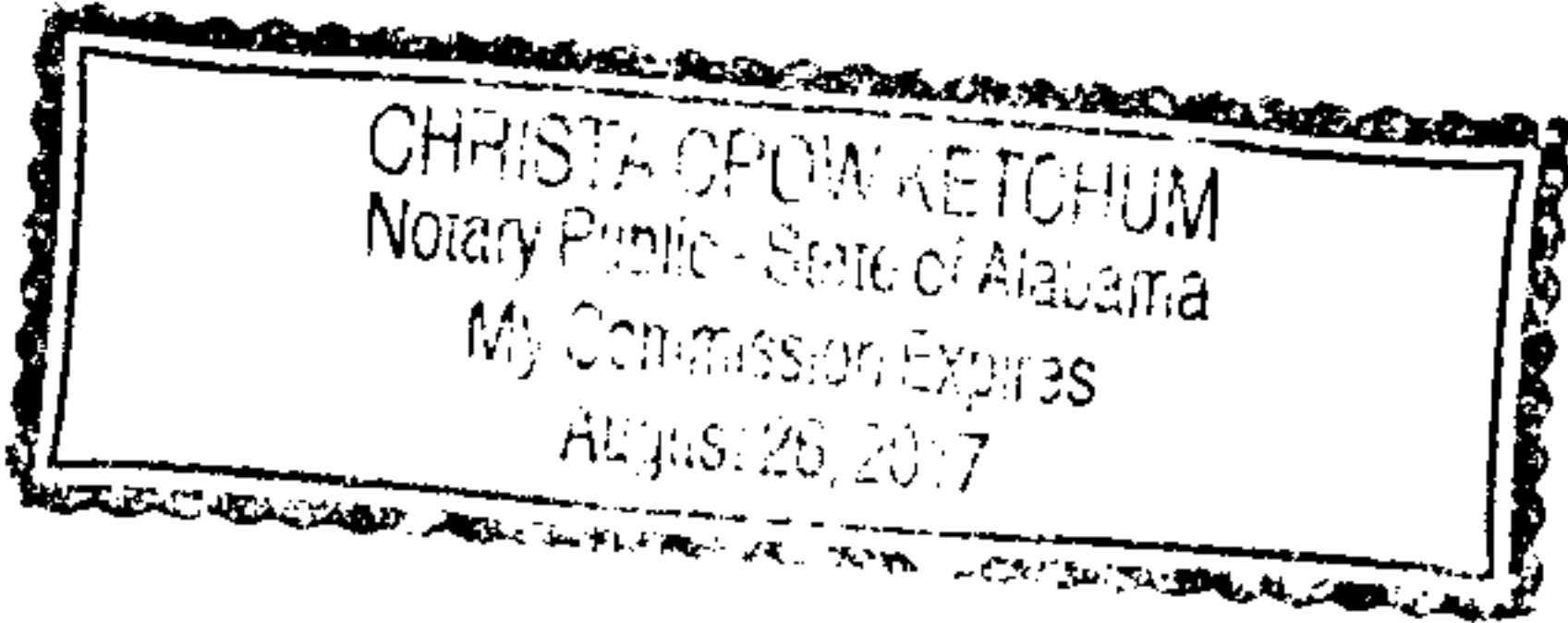

Tammy R. McCarty

STATE OF ALABAMA
JEFFERSON COUNTY

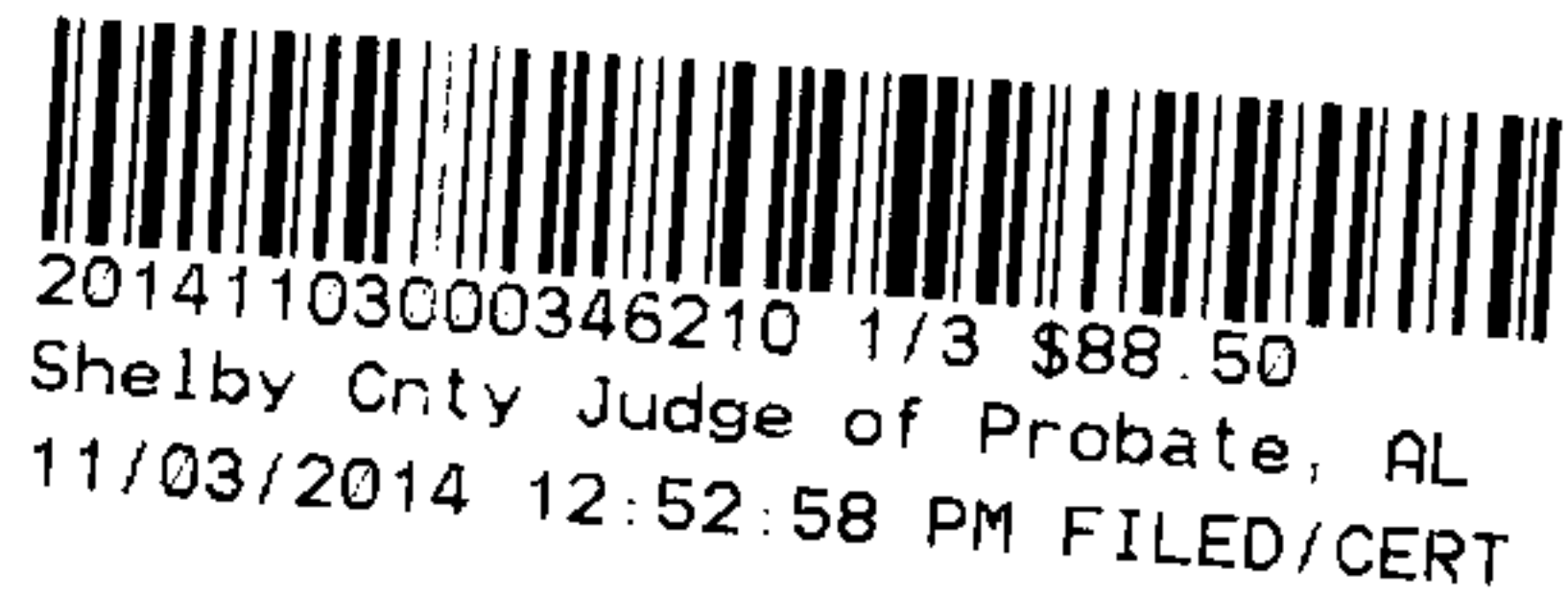
I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Tammy R. McCarty, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 21st day of October, 2014.


Notary Public



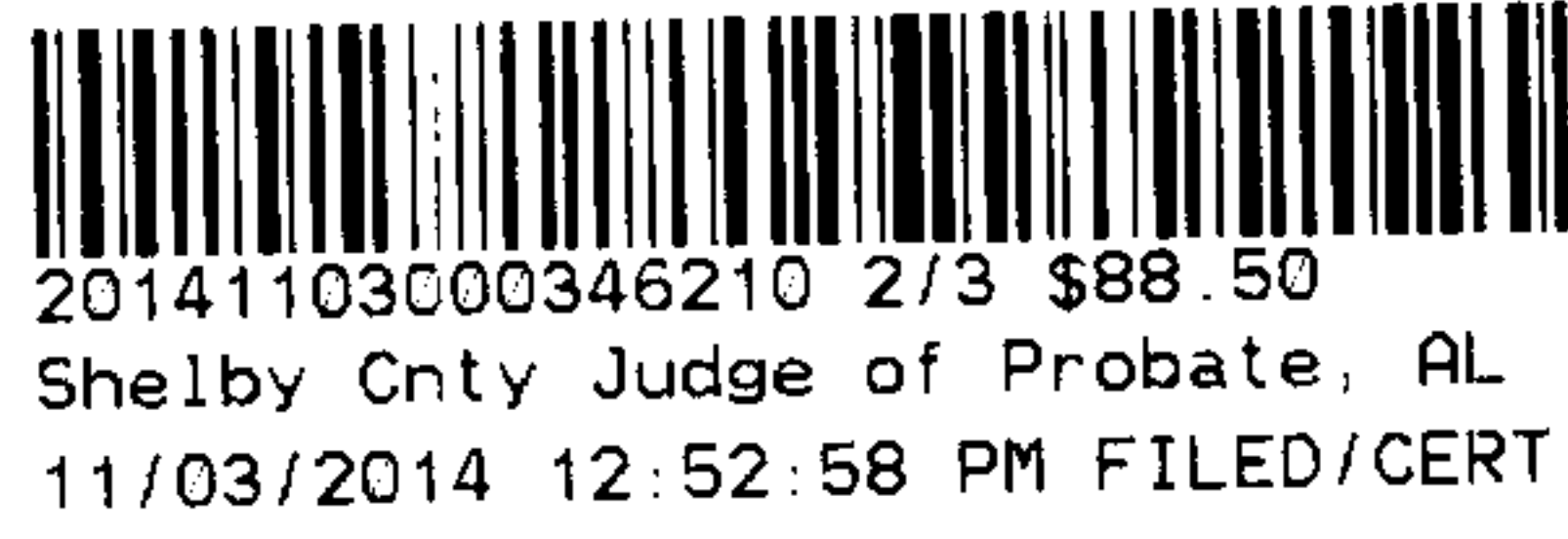
FILE NO.: TS-1402260



Shelby County, AL 11/03/2014
State of Alabama
Deed Tax: \$68.50

EXHIBIT "A"

Lot 3, according to the Survey of Oser's Addition to Riverchase as recorded in Map Book 16, Page 95, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Tammy R. McCarty	Grantee's Name	Hamid Mashayekh, Jr. and Jayme Mashayekh
Mailing Address	1146 Lake Forest Circle Birmingham, AL 35244	Mailing Address	826 Lake Crest Drive Hoover, AL 35226
Property Address	1146 Lake Forest Circle Birmingham, AL 35244	Date of Sale	October 21, 2014
		Total Purchase Price	\$680,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other: _____
☒ Closing Statement	

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 - Tammy R. McCarty, 1146 Lake Forest Circle, Birmingham, AL 35244.

Grantee's name and mailing address - Hamid Mashayekh, Jr. and Jayme Mashayekh, 826 Lake Crest Drive, Hoover, AL 35226.

Property address - 1146 Lake Forest Circle, Birmingham, AL 35244

Date of Sale - October 21, 2014.

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 with 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: October 21, 2014

Sign 
Agent

