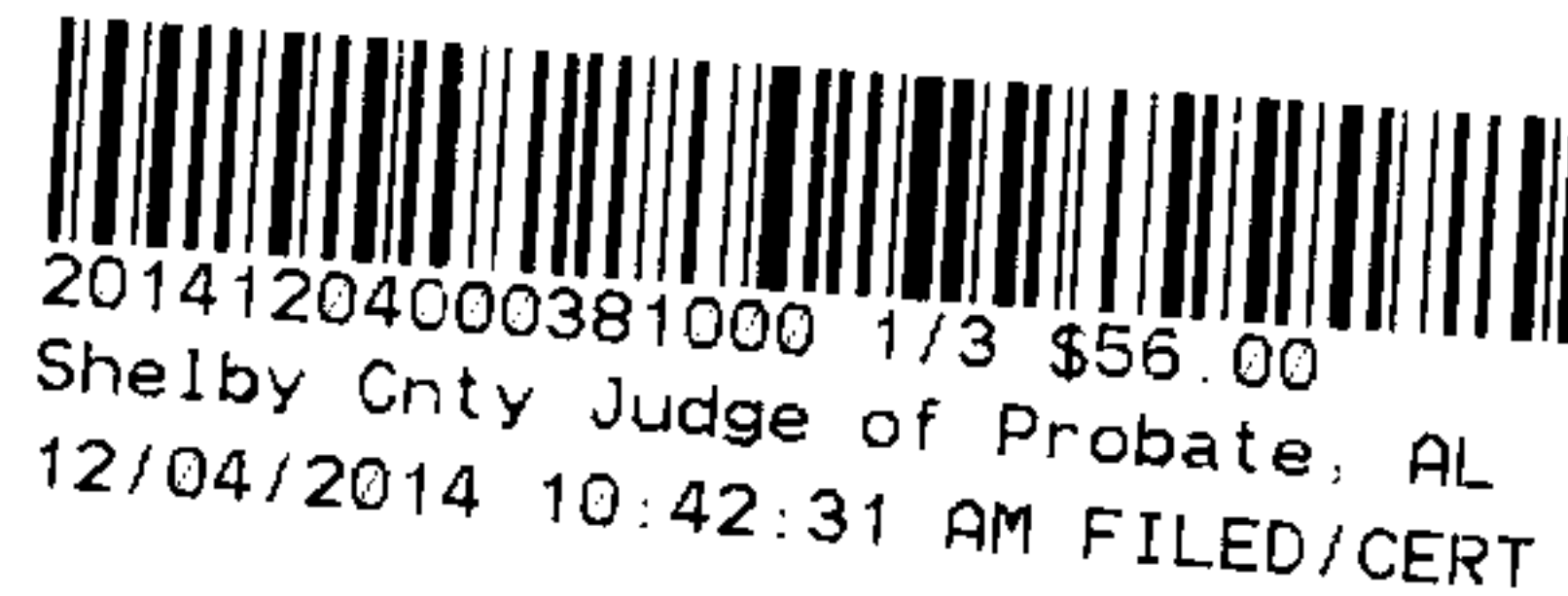




This instrument was prepared by:
Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
1-205-665-5076

Send Tax Notice to: **David J. Lash and**
Allison A. Lash
695 Clay Pit Rd.
Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **THIRTY SIX THOUSAND and 00/100, (\$36,000.00)**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

ASHOT MERIJANIAN, a married man, whose address is 12080 Mountain Laurel Drive, Rosewell, Georgia 30075

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

DAVID J. LASH and ALLISON A. LASH, whose address is 695 Clay Pit Road, Montevallo, Alabama 35115

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

The North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama

SOURCE OF TITLE: Deed Book 267, Page 103, dated March 24, 1971.

SUBJECT TO:

- Transmission line permits to Alabama Power Company as recorded in Deed Book 142, Page 414; Deed Book 175, Page 51; and Deed Book 216, Page 84, in Probate Office.
- Any part of caption lands lying within the right of way of a public road.

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are)

lawfully seized in fee simple of said 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 administrators shall warrant 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 2nd day of December, 2014.

Ashot Merijanlian
Ashot Merijanlian

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Ashot Merijanlian**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 2nd day of December,
2014.

[Signature]
Notary Public
My Commission Expires: 7-31-17


20141204000381000 2/3 \$56.00
Shelby Cnty Judge of Probate, AL
12/04/2014 10:42:31 AM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Ashot Merijanian

Mailing Address 12080 Mountain Laurel Drive
Rosewell, GA 30075

Property Address _____

Grantee's Name David J. Lash and

Allison A. Lash
Mailing Address 695 Clay Pit Road
Montevallo, AL 35115

Date: December 2, 2014

Total Purchase Price \$ 36,000.00

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 _____

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 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 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).

Print Ashot Merijanian

Sign Ashot Merijanian
(Grantor/Grantee/Owner/Agent) circle one

