

This instrument was prepared by:

The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

20150702000222200

07/02/2015 08:54:59 AM

DEEDS 1/2

Send Tax Notice To:

Shahein H. Tajmir  
Esther S. Yang

Le Canal St.  
Cambridge, MA

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

That in consideration of \$252,500.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Alan R. Hume and Cristiane Rodrigues Hume, husband and wife, whose mailing address is

8934 Lake Ct, Lakeland, FL 33812 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Shahein H. Tajmir and Esther S. Yang, whose mailing address is

933 Lake Forest Cir - Birmingham, AL 35244 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 933 Lake Forest Cir, Birmingham, AL 35244; to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

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, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$180,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 29th day of June, 2015.

Alan R. Hume

Alan R. Hume

Cristiane Rodrigues Hume

Cristiane Rodrigues Hume by Alan R. Hume, her Attorney-in-Fact

**BY ALAN R. HUME**  
**NOR ATTORNEY IN FACT**

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Alan R. Hume, individually, and whose name as Attorney in Fact for Cristiane Rodrigues Hume 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 said instrument, he, individually, and in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 29th day of June, 2015.

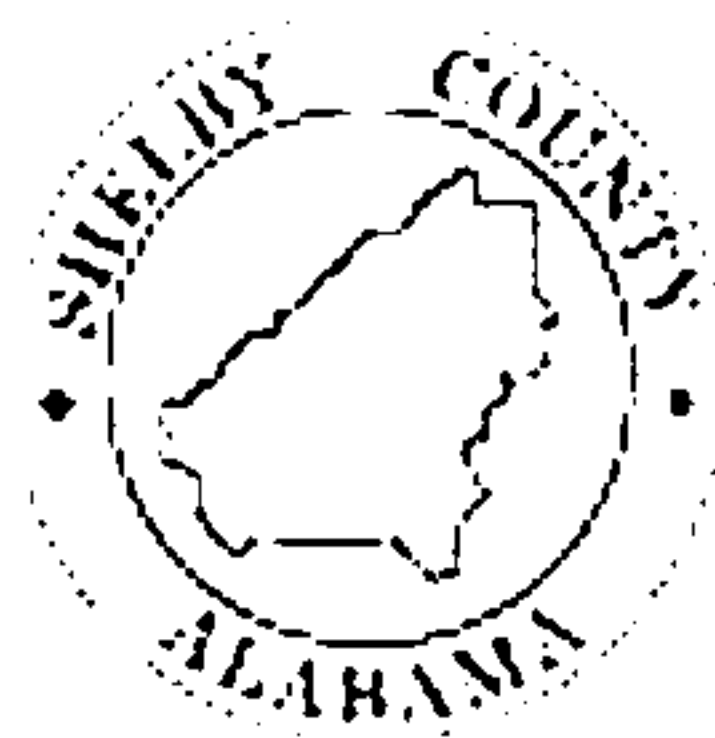
[Signature]  
Notary Public  
Commission Expires: 3/5/17



S15-1854HUD

EXHIBIT "A"  
Legal Description

Lot 269-A, according to a resurvey of Lot 269, Riverchase Country Club, Ninth Addition, as recorded in Map Book 11, Page 110, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/02/2015 08:54:59 AM  
\$89.50 CHERRY  
20150702000222200

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name.