

This Instrument Prepared By:

\$ 464,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.

82 Plantation Point, FMB #206  
Fairhope, Alabama 36532  
Telephone (251)928-5856

STATE OF ALABAMA

§  
§  
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \_\_\_\_\_  
FOUR HUNDRED SIXTY FOUR THOUSAND

DOLLARS AND NO/100 (\$ 464,000.00 ), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **BRETT V. WEAVER and SUZANNE HALL WEAVER F/K/A SUZANNE L. HALL, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto ALIREZA ARABSHAHI AND MARYAM MESCHIN, as tenants in common, with equal rights (hereinafter referred to as

**GRANTEE/S**), the following real property located in Shelby County, Alabama;  
\*and interest for the period or term that the said Grantees shall survive, and unto the survivor of them

**SEE ATTACHED EXHIBIT "A"**

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years.
2. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
3. Restrictive Covenants contained in instrument recorded in Book 181, Page 995; Book 194, Page 54; Book 194, Page 254; Book 380, Page 627; Instrument #1997-34700; Instrument #2001-01342; Instrument #2001-04260 and Instrument No. 20050414000176260.
4. Reciprocal Easement Agreement as recorded in Book 125, Page 249 and Book 199, Page 18.
5. Easement for Sanitary Sewer Lines and Water Lines as recorded in Book 194, Page 43.
6. Easement granted The Water Works and Sanitary Sewer Board of the City of Birmingham by instrument recorded in Book 194, Page 20, Book 194, Page 40 and Book 194, Page 43.
7. Drainage Easement as recorded in Book 125, Page 249.
8. Terms, conditions, obligations, rules, regulations and by-laws of Brook Highland Homeowners' Association, Inc., as evidenced by the Articles of Incorporation recorded in Book 194, Page 281.
9. By-Laws of Brook Highland Homeowners' Association, Inc., as recorded in Book 194, Page 287.
10. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this 6<sup>th</sup> day of October, 2015.

Brett V. Weaver  
BRETT V. WEAVER

Suzanne Hall Weaver  
Suzanne Hall Weaver  
SUZANNE HALL WEAVER  
F/K/A SUZANNE L. HALL

STATE OF Georgia  
COUNTY OF Gwinnett

I, the undersigned Notary Public, in and for said State, hereby certify that, **BRETT V. WEAVER**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of October, 2015.  
(AFFIX NOTARIAL SEAL)

Notary Public  
Julia Beth Trivette  
State of Georgia; County of Gwinnett  
Expires: April 9, 2019

Julia Beth Trivette  
NOTARY PUBLIC  
My Commission Expires: 4-9-19

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **SUZANNE HALL WEAVER F/K/A SUZANNE L. HALL**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of October, 2015.  
(AFFIX NOTARIAL SEAL)

Cynthia L. Shaw  
NOTARY PUBLIC  
My Commission Expires: 7-2-16

PROPERTY ADDRESS:  
4108 Kesteven Drive  
Birmingham, Alabama 35242

GRANTEE'S ADDRESS:

4108 Kesteven Dr  
Birmingham AL 35242

GRANTORS' ADDRESS:

c/o 375 Northridge Rd #270  
Atlanta GA 30350

**EXHIBIT A**

**LOT 210, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 6<sup>TH</sup> SECTOR, 4<sup>TH</sup> PHASE, AS RECORDED IN MAP BOOK 15, PAGE 106, 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	<u>Brett V. Weaver and Suzanne Hall Weaver</u>	Grantee's Name	<u>Alireza Arabshahi Maryam Mesehin</u>
Mailing Address	<u>375 Northridge Road, Suite 270 Atlanta, GA 30350</u>	Mailing Address	<u>4108 Kesteven Dr. Birmingham, AL 35242</u>
Property Address	<u>4108 Kesteven Dr. Birmingham, AL 35242</u>	Date of Sale	<u>November 05, 2015</u>
		Total Purchase Price	<u>\$464,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u>xx</u> Appraisal
<u>xx</u> Sales Contract	<u>xx</u> Other
<u>xx</u> 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 - 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 of 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).

Date November 5, 2015

Print Alireza Arabshahi, Maryam Mesehin

Unattested

Sign Alireza Arabshahi, Maryam Mesehin  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/09/2015 02:27:31 PM  
\$116.00 CHERRY  
20151109000389590

*James W. Fuhrmeister*