

This Instrument was Prepared by:  
Shannon E. Price, Esq.  
P.O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: Kiumars Bahri  
Mary Bahri  
5351 Caldwell Mill Road  
Birmingham, AL 35242

  
20151208000419140 1/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
12/08/2015 11:31:34 AM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Five Thousand Dollars and No Cents (\$5,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Angelina M. Buchanan, an unmarried woman, whose mailing address is 5335 Caldwell Mill Road, Birmingham, AL 35242** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Kiumars Bahri and Mary Bahri, whose mailing address is 5351 Caldwell Mill Road, Birmingham, AL 35242** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, **the address of which is 5343 Caldwell Mill Road, Birmingham, AL 35242**; to wit;

LOT 1, BUCHANAN RESURVEY AND A RESURVEY OF LOT 5, MONTALBANO ESTATES AS RECORDED IN MAP BOOK 45, PAGE 51, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

**Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Angelina M. Buchanan is the surviving grantee of deed recorded October 23, 1985 in Book 45, Page 969. The other grantee, Samuel W. Buchanan, having died on July 7, 1994.**

**Subject to:**

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 45, Page 51.

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 Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

10' drainage easement North & East side as shown on recorded Map Book 45, Page 51.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Map Book 45, Page 51 in the Probate Office of Shelby County, Alabama.

Transmission line to Alabama Power Company as recorded in Book 183, Page 222.



Shelby County, AL 12/08/2015  
State of Alabama  
Deed Tax: \$5.00



TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served 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.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of December, 2015.

Angelina M. Buchanan  
Angelina M. Buchanan

State of Alabama

JEFFERSON County } General Acknowledgment

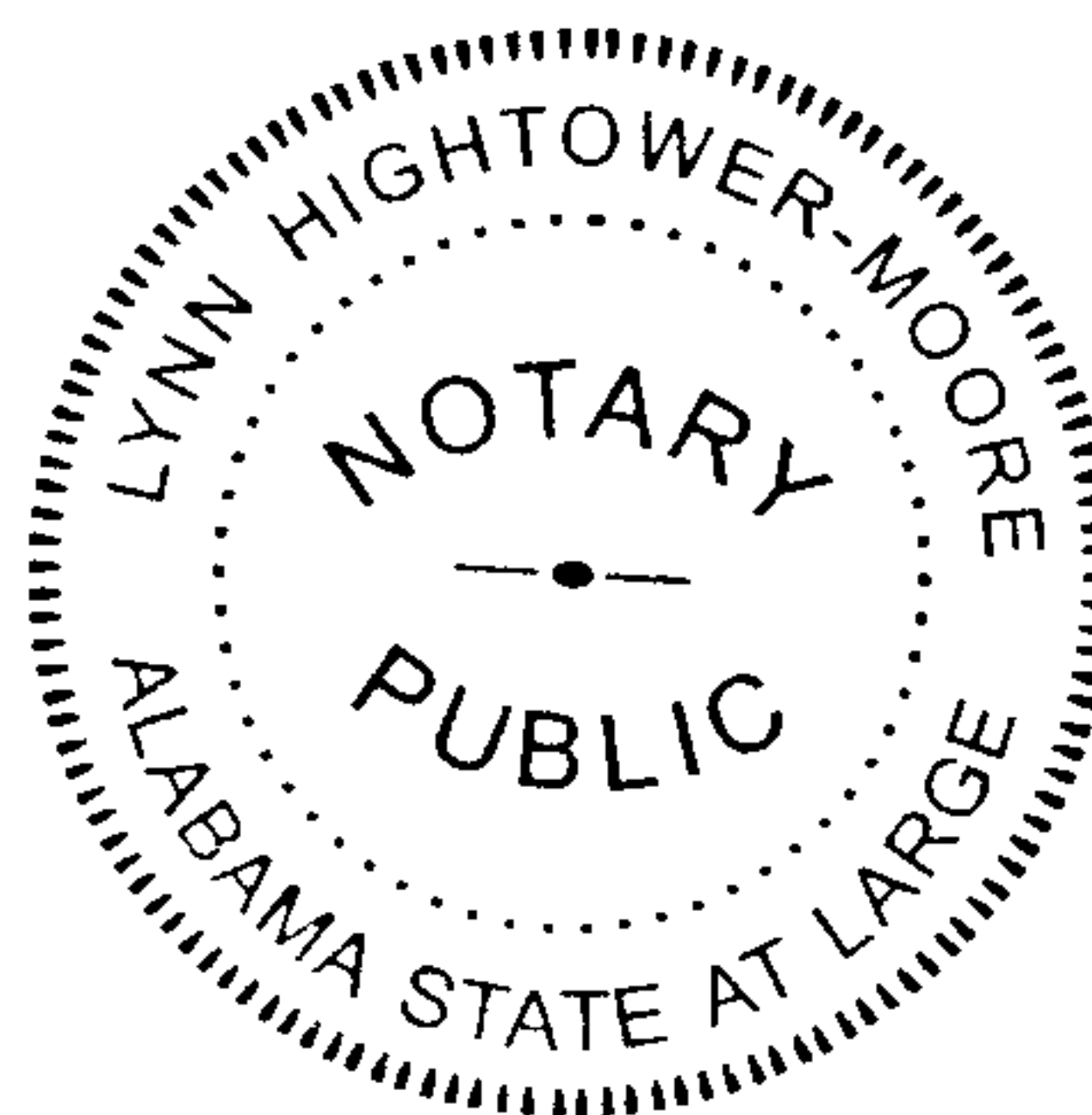
I, Lynn Hightower Moore a Notary Public in and for the said County, in said State, hereby certify that Angelina M. Buchanan, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4th day of December, 2015.

[Signature]  
Notary Public, State of Alabama

Lynn Hightower Moore  
Printed Name of Notary

My Commission Expires: 1-8-16



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## Real Estate Sales Validation Form

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

|                  |                                                               |                         |                                                                                    |
|------------------|---------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------|
| Grantor's Name   | Angelina M. Buchanan                                          | Grantee's Name          | Kiumars Bahri                                                                      |
| Mailing Address  | <u>5335 Caldwell Mill Road</u><br><u>Birmingham, AL 35242</u> | Mailing Address         | <u>Mary Bahri</u><br><u>5351 Caldwell Mill Road</u><br><u>Birmingham, AL 35242</u> |
| Property Address | <u>5343 Caldwell Mill Road</u><br><u>Birmingham, AL 35242</u> | Date of Sale            | <u>December 04, 2015</u>                                                           |
|                  |                                                               | Total Purchase Price    | <u>\$5,000.00</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>    </u> Bill of Sale      | <u>    </u> Appraisal |
| <u>  X  </u> Sales Contract   | <u>    </u> Other     |
| <u>    </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 December 04, 2015

Print\* Angelina M. Buchanan

Sign Angelina M. Buchanan

(Grantor/Grantee/Owner/Agent) circle one

     Unattested

(verified by)

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Form RT-1