



20160706000232910 1/3 \$148.50
Shelby Cnty Judge of Probate, AL
07/06/2016 08:34:31 AM FILED/CERT

WARRANTY DEED

State of Alabama

Send Tax Notice to: EPH 2 ASSETS, LLC
8300 N. Mopac Expressway, Suite 200,
Austin, TX, 78759

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED AND TWENTY SEVEN THOUSAND AND FIVE HUNDRED and No/00 Dollars (\$127,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Kambiz Adeli and Fariba Adeli, Husband and Wife**, mailing address 145 Glen Abbey Way, Alabaster, AL, 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **EPH 2 ASSETS, LLC**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 461, according to the Survey of Waterford Highlands, Sector 2, Phase 2, as recorded in Map Book 30, Page 11, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to Easements, Restrictions, and Rights Of Way of Record.

Parcel Number: 27-7-35-2-005-028.000

Property Address: 413 Waterford Highlands Way, Calera, AL, 35040

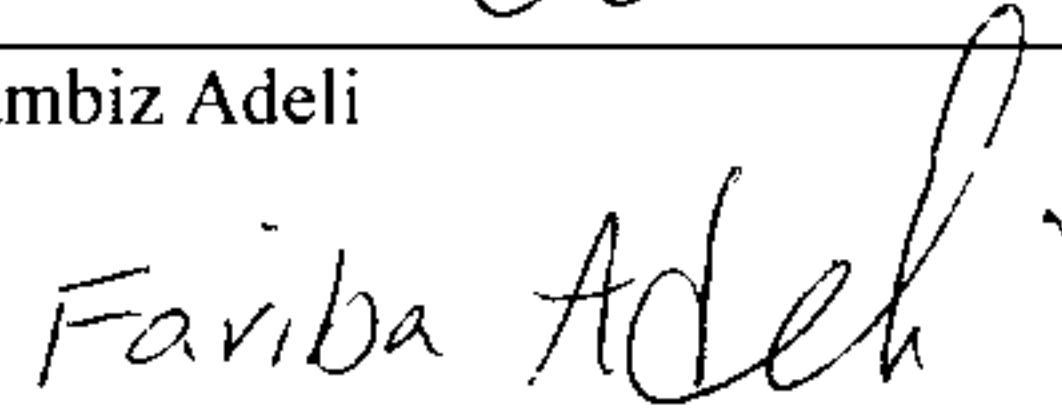
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; 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.

Shelby County, AL 07/06/2016
State of Alabama
Deed Tax: \$127.50

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 29 day of June, 2016.



Kambiz Adeli

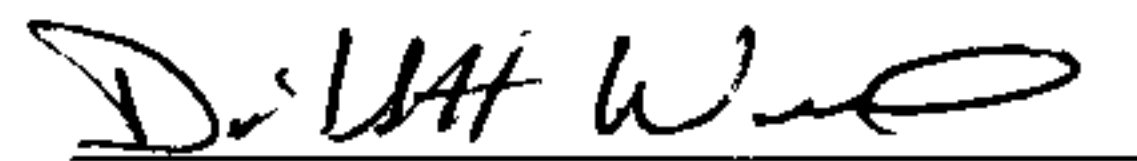


Fariba Adeli

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Kambiz Adeli and Fariba Adeli, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 29 day of June, 2016.

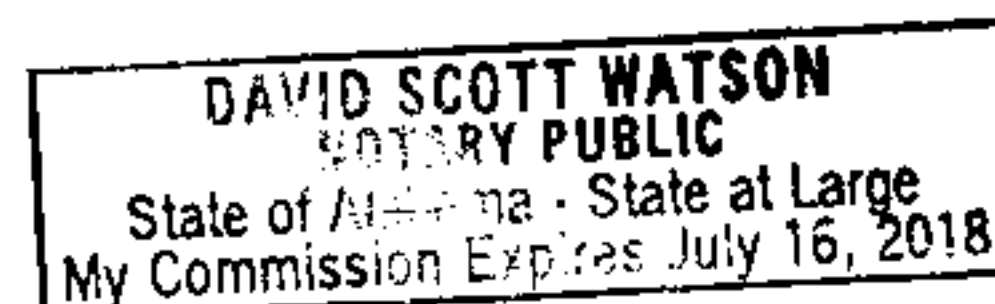


NOTARY PUBLIC

MY COMMISSION EXPIRES:

July 16, 2018

Prepared by:
Parker Law Firm, LLC
Jeremy L Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216




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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	KAMBIZ ADELI <u>Fariba Adeli</u>	Grantee's Name	EPH 2 ASSETS, LLC
Mailing Address	145 GLEN ABBEY WAY ALABASTER, AL 35007	Mailing Address	8300 N. Mopac Expressway, Suite 200 Austin, TX 78759
Property Address	413 WATERFORD HIGHLANDS WAY CALERA, AL 35040	Date of Sale	6/29/2016
		Total Purchase Price \$	127,500.00
		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 - 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).

Date 6-29-2016

Print Kambiz Adeli Fariba Adeli

Unattested

[Signature]
(verified by)

Sign [Signature] Fariba Adeli
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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