

\*This deed is being re-recorded to correct  
the Grantee as Mansor Rowshanaei

20160715000246740 1/1 \$19.50  
Shelby Cnty Judge of Probate, AL  
07/15/2016 08:08:22 AM FILED/CERT

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Grantee's Mailing Address/  
Send Tax Notice To:  
Mansor Rowshanaei

1616 Indian Springs Lane  
Birmingham, AL 35242

20161012000374650  
10/12/2016 03:21:11 PM

STATE OF ALABAMA  
COUNTY OF SHELBY

CORDEED 1/1

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty-Two Thousand and 00/100 Dollars (\$242,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Ronald B Johnson** and wife, **Rosanne Johnson**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Mansor Rowshanaei and Katherine Rowshanaei** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 56, according to the Survey of Oakridge, 2<sup>nd</sup> Sector, as recorded in Map Book 10, pages 50 A & B, in the Probate Office of Shelby County, Alabama.**

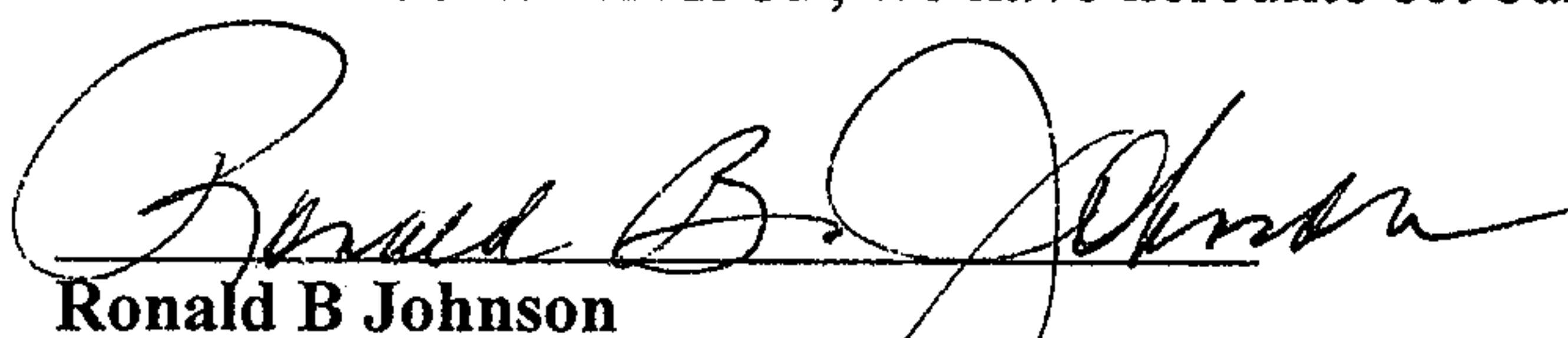
\$237,616.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

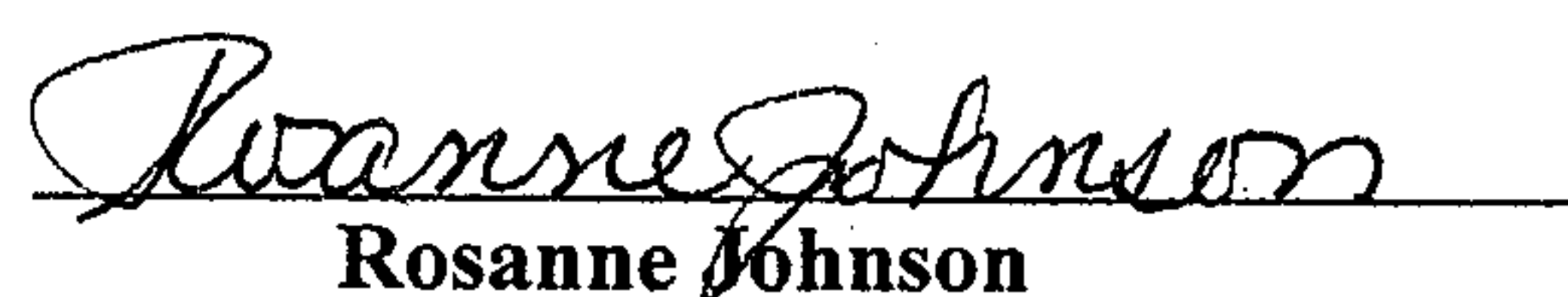
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 the parties to this conveyance, that (unless the joint tenancy hereby created is severed 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we 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, we have hereunto set our hands and seals, this June 29, 2016.

  
Ronald B Johnson

  
Rosanne Johnson

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Ronald B Johnson** and wife, **Rosanne Johnson** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this June 29, 2016.

My Commission Expires: 07/26/2016

Grantor's Address:

2081 Forest Lakes Lane  
Sterrett, AL 35147

Property Address:

1616 Indian Springs Lane  
Birmingham, AL 35242

Shelby County, AL 07/15/2016  
State of Alabama  
Deed Tax: \$4.50

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/12/2016 03:21:11 PM  
\$16.00 DEBBIE  
20161012000374650

  
Notary Public

