

Return To After Recording:

Kevin Bahri
5351 Caldwell Mill Rd
Birmingham, AL 35242

Reference Number: 17-1142

Mail Tax Statements To:

Kevin Bahri
5351 Caldwell Mill Rd
Birmingham, AL 35242

Prepared By:

Certified Document Solutions
c/o Attorney Thomas G. McCroskey
17345 Civic Drive, Unit 1961
Brookfield, WI 53045



20171215000447550 1/3 \$171.00
Shelby Cnty Judge of Probate, AL
12/15/2017 12:10:00 PM FILED/CERT

Tax ID No.:

10-5-15-0-002-002.001

WARRANTY DEED

This indenture made on this 30 day of Nov., 2017 witnesseth that, **MARY BUCHANAN BAHRI AND HUSBAND, KIUMARS BAHRI**, of 5343 Caldwell Mill Rd, Birmingham, AL 35242, (hereinafter "Grantor") hereby grants, bargains, sells and conveys unto **KEVIN BAHRI**, of 5351 Caldwell Mill Rd, Birmingham, AL 35242 (hereinafter "Grantee"), for and in consideration of \$150,000.00 and other valuable consideration, the receipt whereof is hereby acknowledged, the following described land in County of Shelby, State of Alabama to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 5351 Caldwell Mill Rd, Birmingham, AL 35242

Subject to all easements and rights of way of record, if any

AND the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Shelby County, AL 12/15/2017
State of Alabama
Deed Tax: \$150.00

WITNESS the hands and seal of said Grantor this 30 day of Nov., 2017

Mary Buchanan Bahri
Mary Buchanan Bahri

Kiumars Bahri
Kiumars Bahri

STATE OF AL
COUNTY OF Shelby

I, Elizabeth R Payne, a Notary Public in and for said County in said State, hereby certify that Mary Buchanan Bahri and Kiumars Bahri whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of Nov., 2017

Elizabeth R Payne

NOTARY PUBLIC

Printed Name: Elizabeth R Payne

My Commission Expires: 6-6-20

Total Purchase Price or Fair Market Value: 150,000.00

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
☐ Sales Contract
☒ Closing Statement
☐ Appraisal
☐ Other

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.



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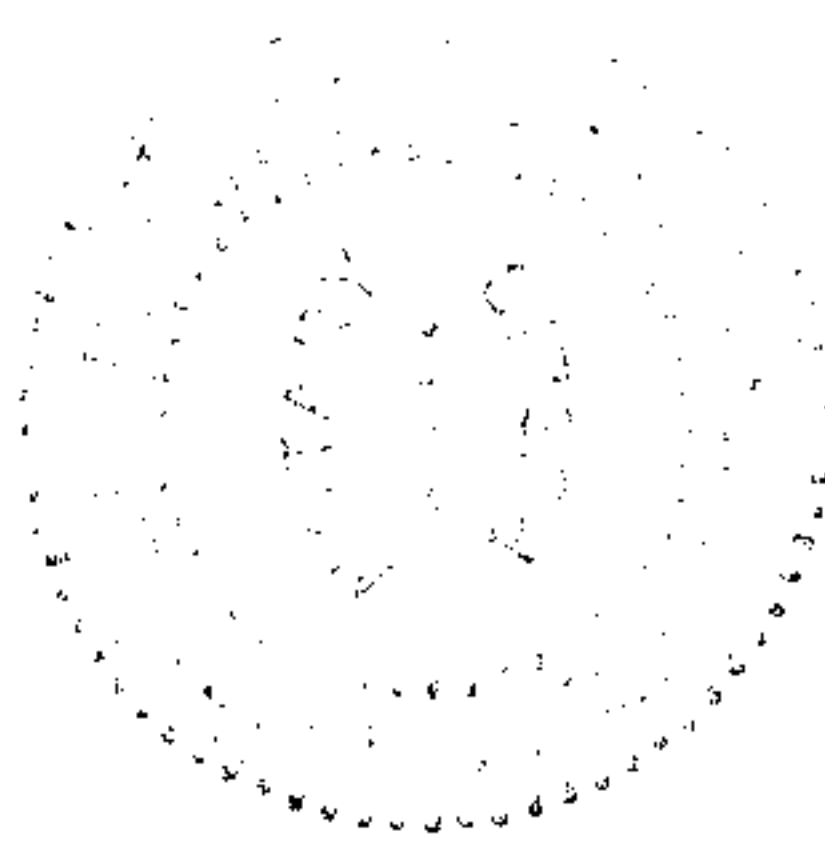
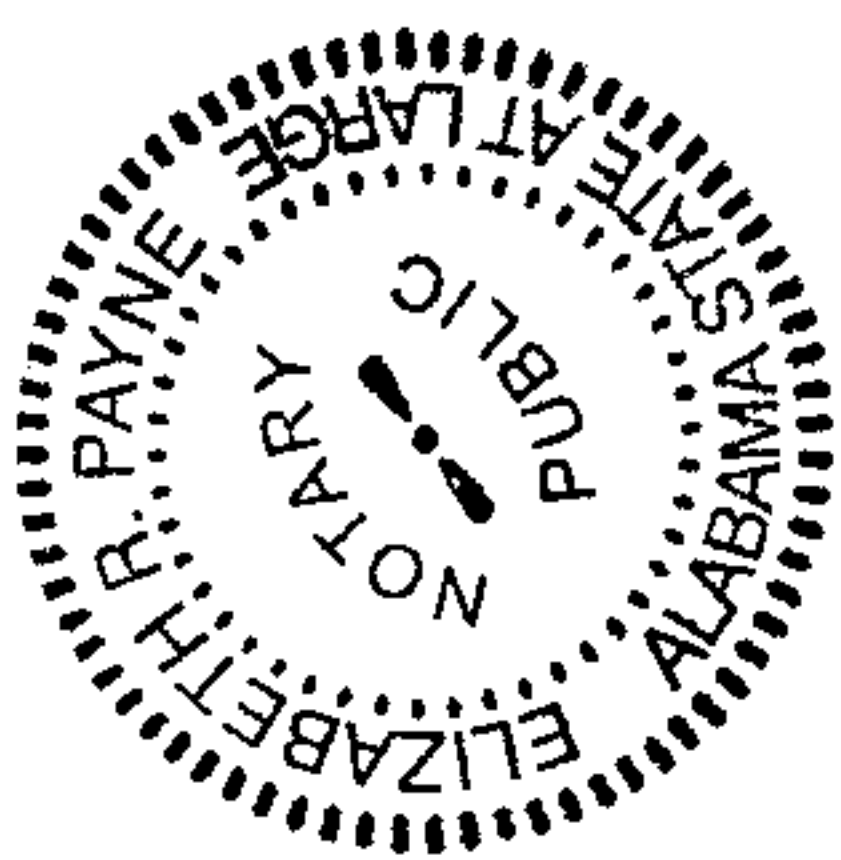


EXHIBIT A

LEGAL DESCRIPTION

10-5-15-0-002-002.001

Tax Parcel 10-5-15-0-002-002.001

**The property more commonly known as 5351 Caldwell Mill Rd. Birmingham, AL 35242-4514
County of Shelby to-wit:**

A parcel of land lying in the SW 1/4 - SE 1/4 - Section 15, Township 19 South, Range 2 West in Shelby County, Alabama, and more particularly described as follows: Starting at the Northeast corner of said SW 1/4 SE 1/4 run Southerly along the 1/4 - 1/4 line for 204.24 feet to an iron marker, the Point of Beginning. Thence continue along the same line for 247.0 feet to an iron marker on the Northeast right of way line of Caldwell Mill Road, thence turn 142 degrees 59 minutes 15 seconds right and run Northwesterly along said right of way for 301.4 feet to an iron marker. Thence turn 123 degrees 00 minutes 45 seconds right and run Easterly for 181.2 feet to the Point of Beginning.

And also

Part of the SW 1/4 of the SE 1/4 of Section 15, Township 29 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From an existing crimp iron pin being the locally accepted NE corner of said SW 1/4 of SE 1/4, run in a southerly direction along the east line of said 1/4-1/4 section for a distance of 179.24 feet to an existing iron rebar set by Lawrence D. Weygand and being the point of beginning; thence turn an angle to the right of 87°-58'-42" and run in a westerly direction for a distance of 199.67 feet to an existing iron rebar set by Lawrence D. Weygand and being on the northeast right-of-way line of Caldwell Mill Road; thence turn an angle to the left of 125°-13'-19" and run in southeasterly direction along the northeast right-of-way line of Caldwell Mill Road for a distance of 30.5 feet to an existing old open top iron pin; thence turn an angle to the left of 54°-46'-41" and run in an easterly direction for a distance of 181.2 feet to an existing nail being on the east line of said SW 1/4 of SE 1/4 of said Section 15; thence turn an angle to the left of 87°-58'-42" and run in a northerly direction along the east line of said 1/4-1/4 section for a distance of 25.0 feet, more or less, to the point of beginning.



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Purchase