

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
John Amir Hashemi
3500 Wildewood Drive
Pelham, AL 35124

20180302000068320
03/02/2018 12:41:10 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
COUNTY OF SHELBY)

That, in consideration of \$118,900.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Elizabeth A. Henderson, an unmarried woman (the "Grantor", whether one or more), whose mailing address is 4043 Saddle Run Circle, Pelham, AL 35124, do hereby grant, bargain, sell, and convey unto John Amir Hashemi (the "Grantee", whether one or more), whose mailing address is 3500 Wildewood Drive, Pelham, AL 35124, the following-described real estate situated in Shelby County, Alabama, the address of which is 3500 Wildewood Drive, Pelham, AL 35124; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

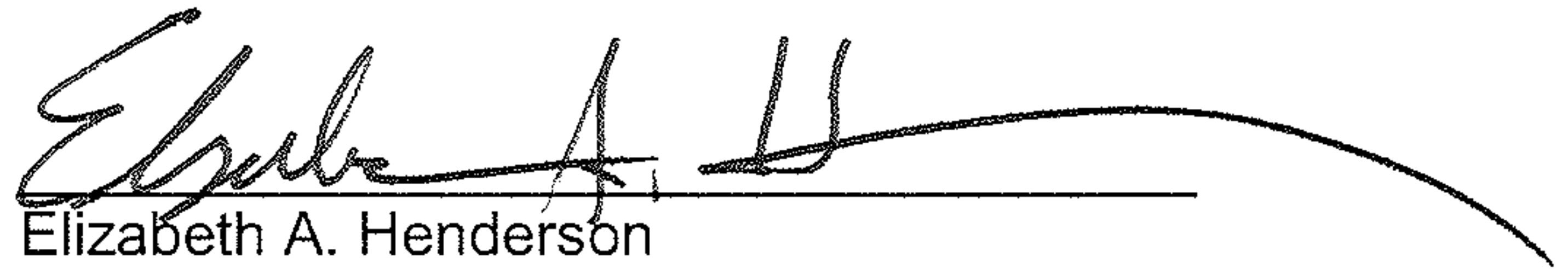
- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$116,745.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

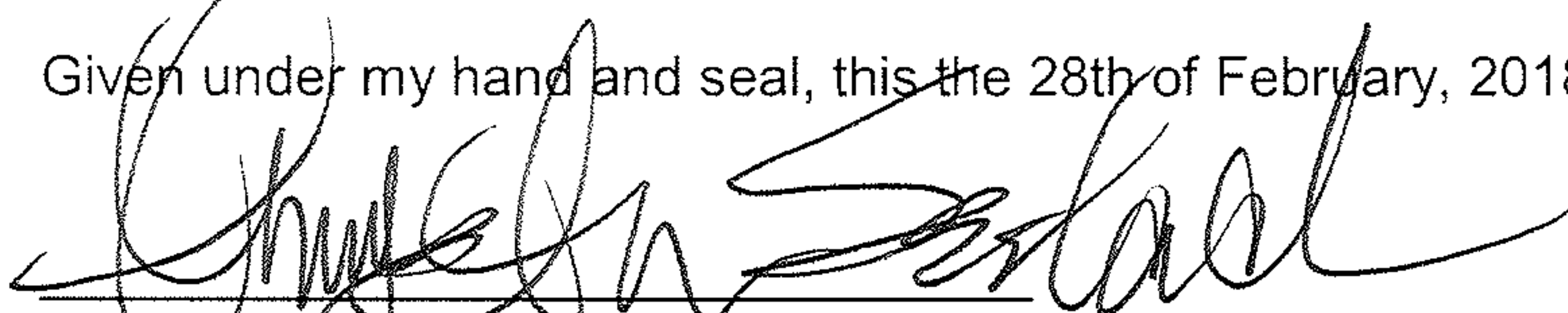
IN WITNESS WHEREOF, Elizabeth A. Henderson, an unmarried woman, has/have hereunto set his/her/their hand(s) and seal(s) this 28th day of February, 2018.


Elizabeth A. Henderson

State of Alabama
County of ~~Shelby~~ *Jefferson*

I, the undersigned, a notary for said County and in said State, hereby certify that Elizabeth A. Henderson, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 28th of February, 2018.


Notary Public
Commission Expires: *My Commission Expires: June 17, 2021*

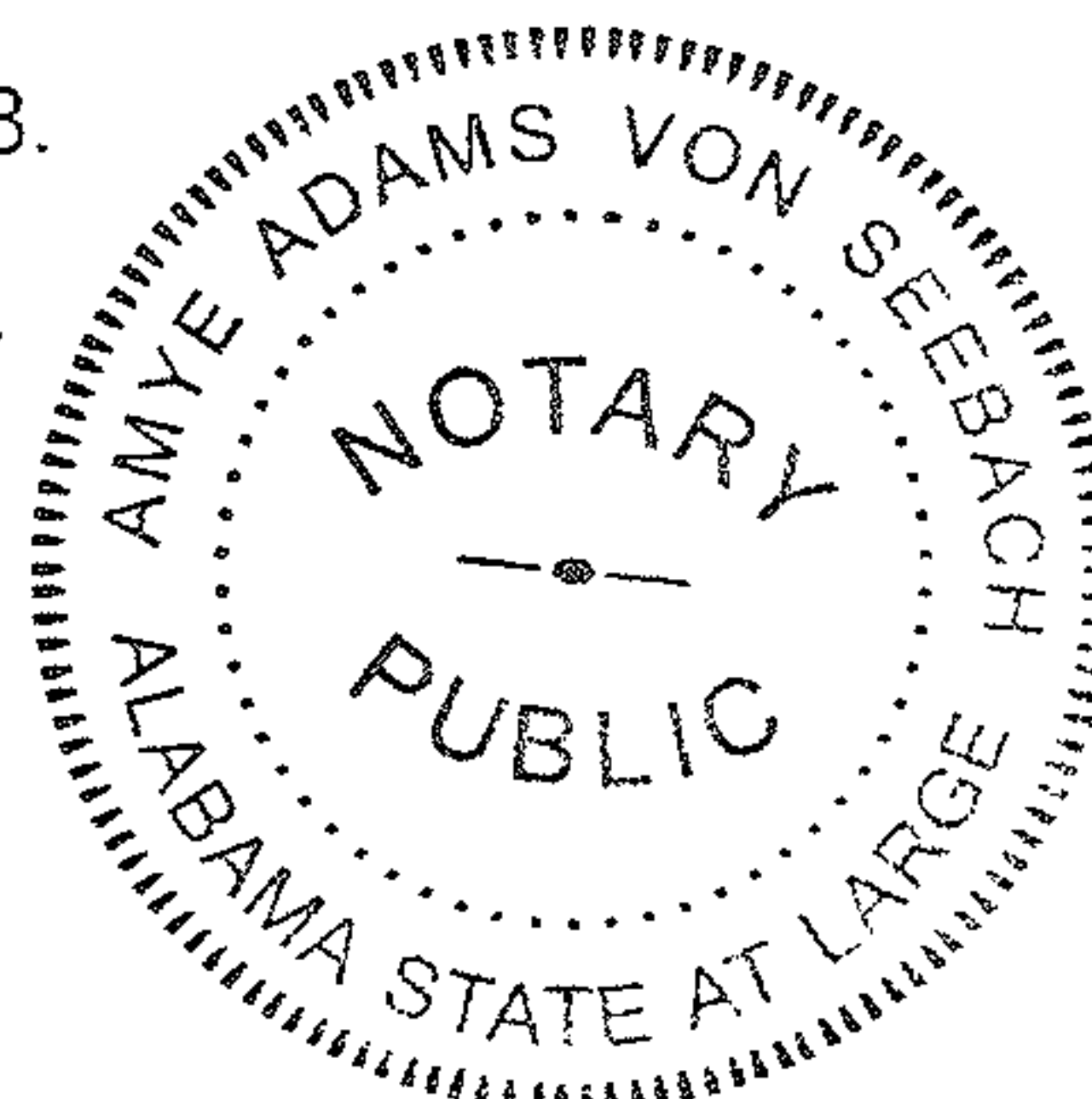


EXHIBIT "A"
Legal Description

Lot 45, in Block 2, according to the Survey of Wildwood Village Fifth Addition, as recorded in Map Book 9, page 165, in the Office of the Judge of Probate of Shelby County, Alabama.

20180302000068320 03/02/2018 12:41:10 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2018 12:41:10 PM
\$20.50 CHERRY
20180302000068320

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.