

20180911000326790

09/11/2018 02:25:41 PM

DEEDS 1/2

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Antonio A Jasso
711 Cahaba Manor Trail
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Arash Abedini, a Married man, whose mailing address is:

17455 SW Hoodo Ct, Beaverton, OR 97007

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Antonio A Jasso, whose mailing address is: 711 Cahaba Manor Trail, Pelham, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **711 Cahaba Manor Trail, Pelham, AL 35124** to-wit:

Lot 10, according to the Survey of Cahaba Manor Townhouse, First Addition, as recorded in Map Book 7, Page 57, in the Probate Office of Shelby County, Alabama and part of Lot 11 more particularly described as follows:

Begin at the Southeast corner of Lot 10 of said subdivision; thence in a Northwesterly direction along the East property line of said Lot 10, a distance of 93.52 feet; thence 16°09' right, in a Northwesterly direction, a distance of 17.98 feet, thence 163°51' right, in a Southeasterly direction, a distance of 114.06 feet; thence 123°14'30" right in a Westerly direction a distance of 5.98 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$96,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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.

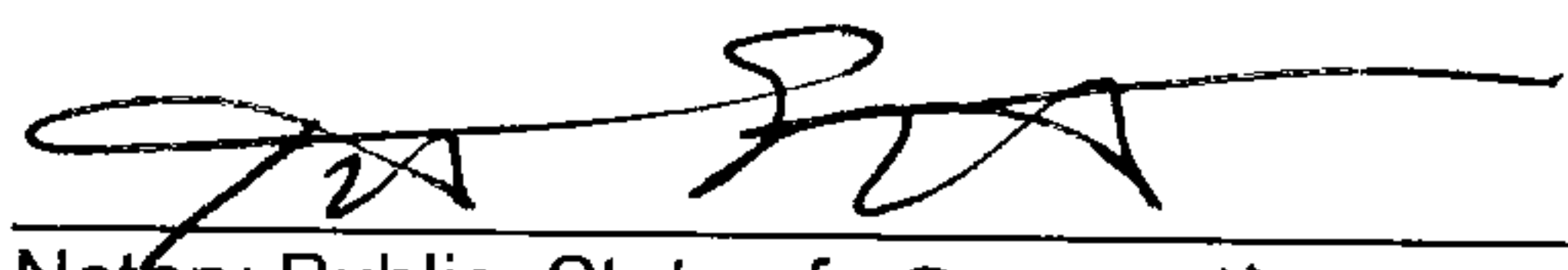
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 31st day of August, 2018.

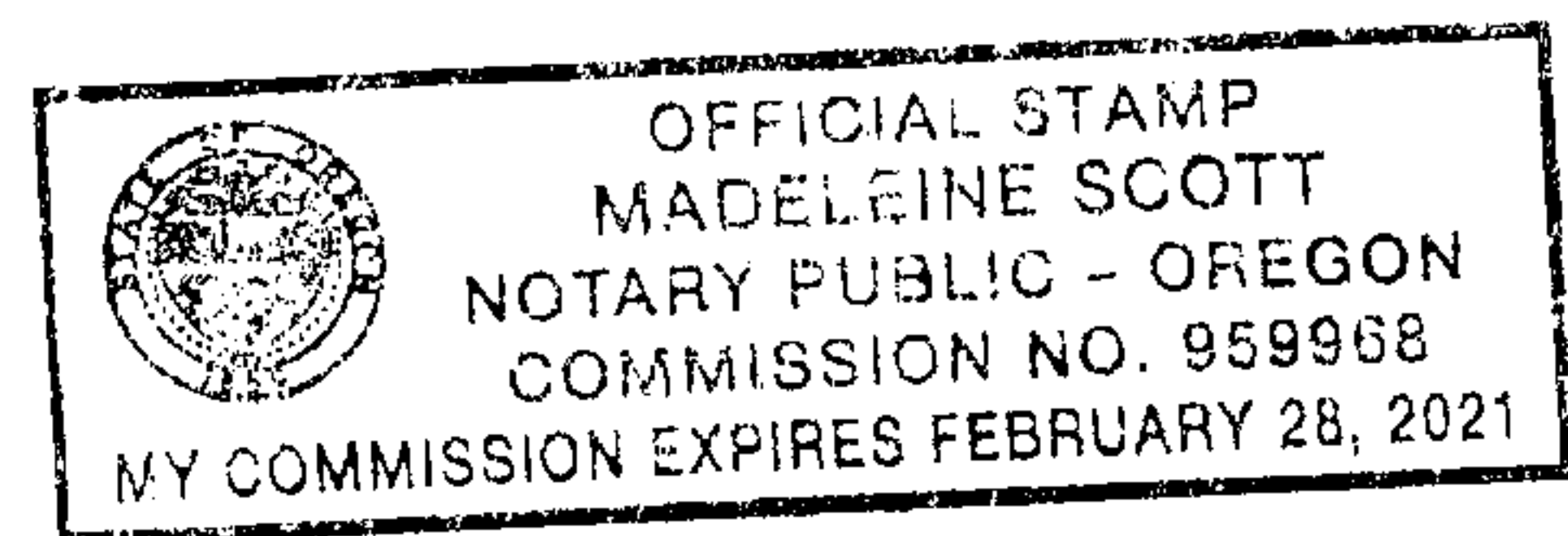
* The above described property does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.


Arash Abedini

State of Oregon
County of Multnomah

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Arash Abedini, whose name 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 he/she/they has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 31st day of August, 2018.


Notary Public, State of Oregon
Madeleine Scott
Printed Name of Notary
My Commission Expires: 2/28/2021



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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/11/2018 02:25:41 PM
\$42.00 CHERRY
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Allen S. Bayl