

Reli Settlement Solutions, LLC
3595 Grandview Parkway Ste. 275
Birmingham, AL 35243

20190628000231620
06/28/2019 10:49:27 AM
DEEDS 1/2

Send tax notice to:
Seyed Nejad and Negin Nahidi
117 Dunstan Dr.
Birmingham, AL 35242
BHM1900735

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty Thousand and 00/100 Dollars (\$380,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Lesa P. Hill, acting through Randell Y. Hill, her Attorney in Fact, and Randell Y. Hill, a married couple, whose mailing address is: 201 Camellia Dr. Chelsea AL 35043** (hereinafter referred to as "Grantors"), by **Seyed Vahid Vaezi Nejad and Negin Nahidi** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31-24, according to the Survey of Highland Lakes, 31st Sector, Phase I, an Eddleman Community, as recorded in Map Book 34, Page 149, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 31st Sector, Phase I, recorded in Instrument No. 20051215000649670, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors, Lesa P Hill, by Randell Y. Hill, as attorney-in-fact, and Randell Y. Hill, has hereunto set his/her signature and seal on this the 27 day of June, 2019.

Randell Y. Hill
Randell Y. Hill

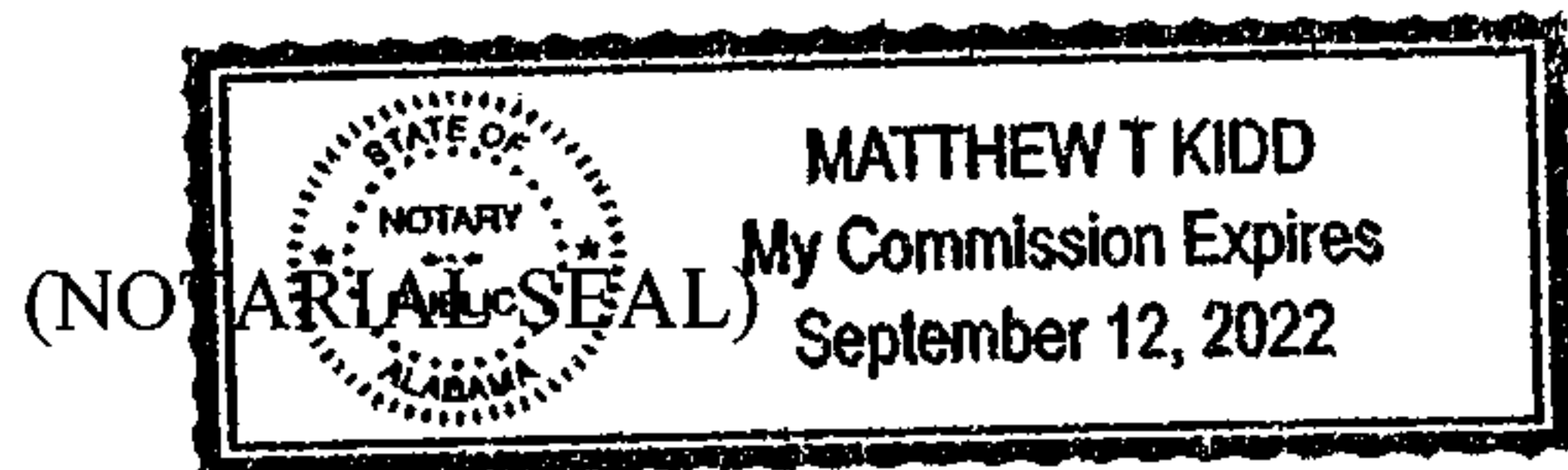
Lesa P. Hill
Lesa P. Hill by Randell Y. Hill
Her Attorney in Fact

by Randell Y. Hill
Her: Attorney In Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randell Y. Hill, whose name as attorney in fact for Lesa P. Hill, and Randell Y. Hill is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, individually and in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Lesa P. Hill on the day the same bears date.

Given under my hand and official seal this the 27 day of June 2019.



Matthew T Kidd
Notary Public
Print Name: *Matthew T Kidd*
Commission Expires: *9.12.22*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2019 10:49:27 AM
\$398.00 CHERRY
20190628000231620

Allie S. Bayl