

20200911000407420
09/11/2020 03:28:50 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Kelly Vaziri and Saeid Vaziri
1108 Morning Sun Drive
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001185

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Joshua Wayne Brown , an unmarried man**, whose address is 301 West Main Street, Glencoe, AL 35905 (hereinafter "Grantor", whether one or more), by **Kelly R. Vaziri and Saeid Vaziri**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Kelly R. Vaziri and Saeid Vaziri , as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1108 Morning Sun Drive, Birmingham, AL 35242**, to-wit:

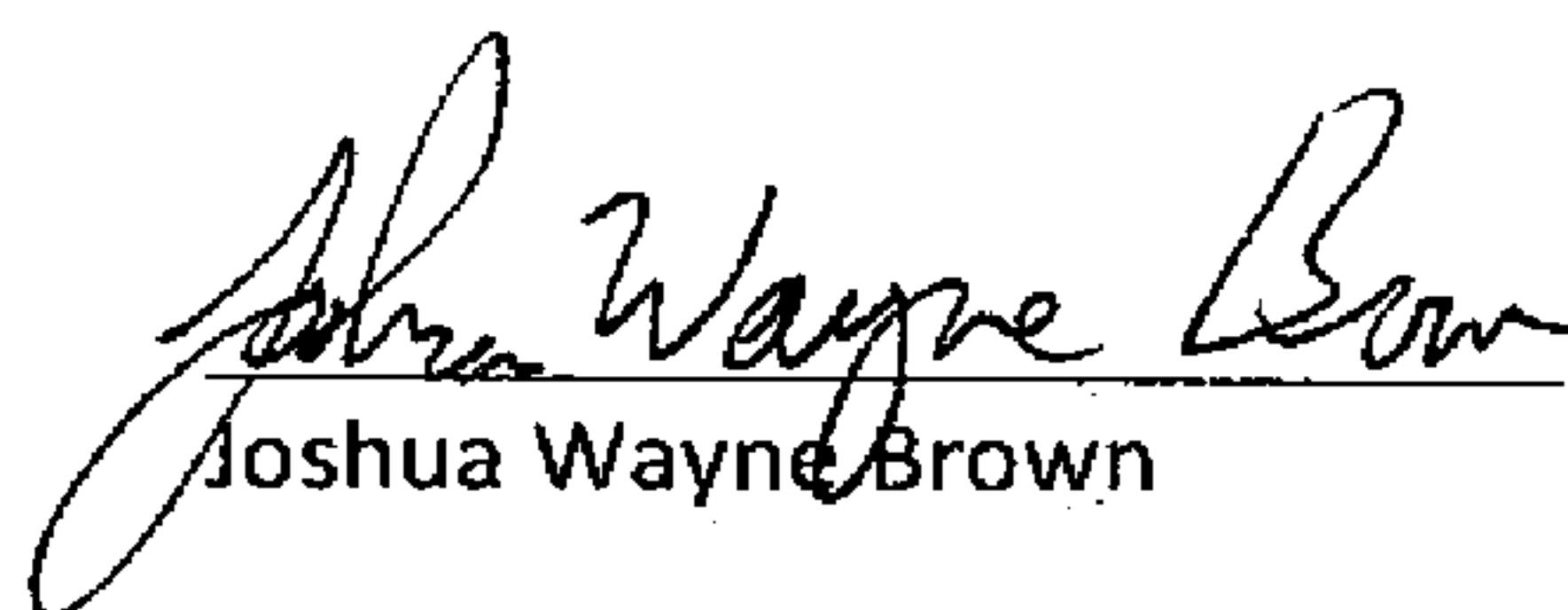
Unit 1108, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium, a Plan, is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$103,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

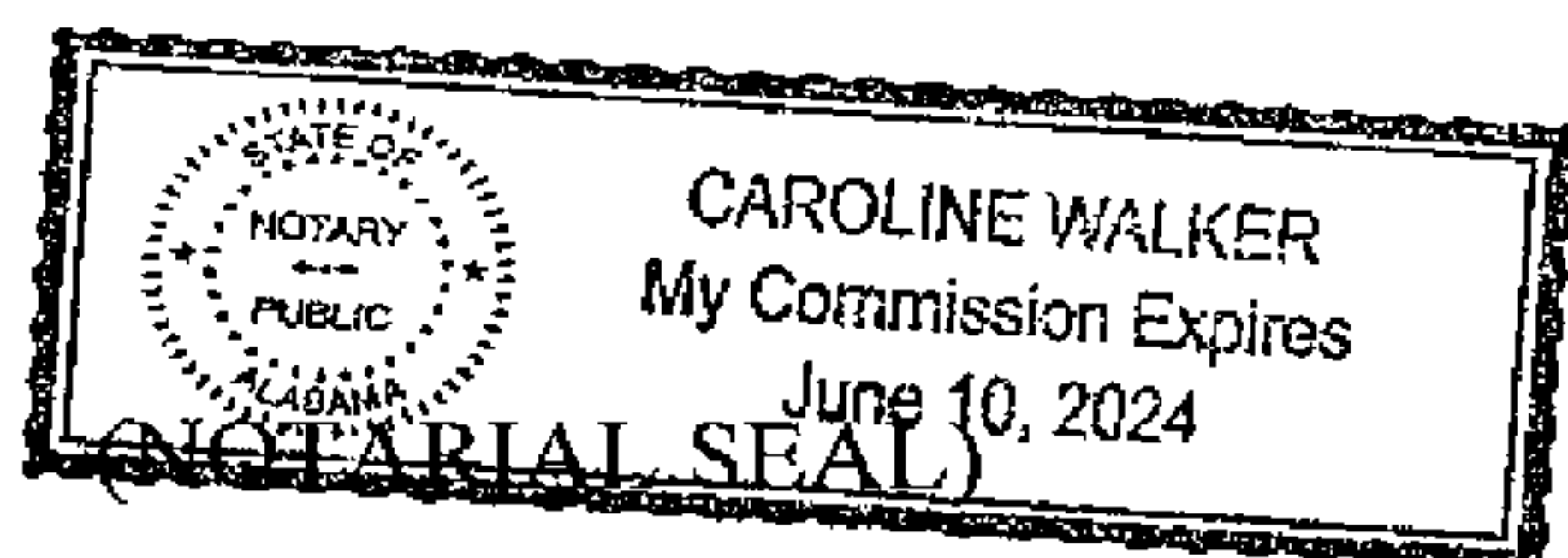
IN WITNESS WHEREOF, Grantor(s), Joshua Wayne Brown have hereunto set their signature(s) and seal(s) on September 3, 2020.

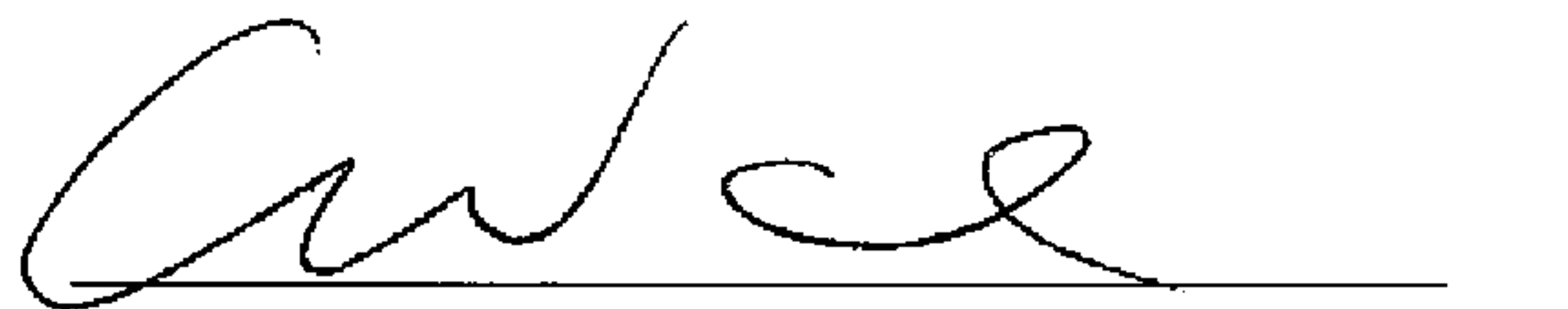

Joshua Wayne Brown

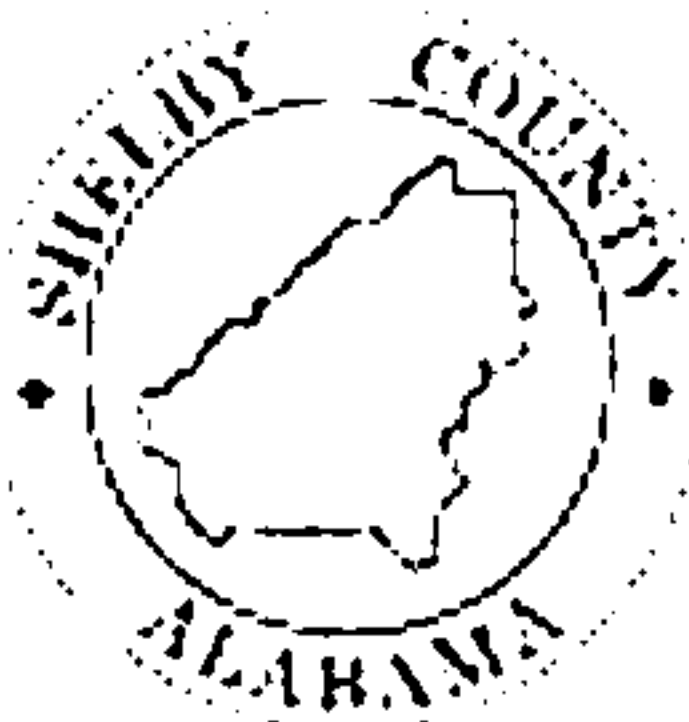
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joshua Wayne Brown, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of September, 2020.




Notary Public
Print Name: Caroline Walker
Commission Expires: 6-10-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/11/2020 03:28:50 PM
\$36.50 JESSICA
20200911000407420

