

Send tax notice to: Anam Kazani and Rahim Kazani, 4790 Southlake Parkway, Hoover, AL 35244

This instrument was prepared by:
Nedra M. Garrett, Attorney
McClinton Garrett & Associates, LLC
1401 Doug Baker Boulevard
Suite 107-122
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Six Hundred Eighty Thousand and No/100 (\$680,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Joseph Pearce and Deepa Saldanha, husband and wife, whose mailing address is:

520 E Martin Luther King Drive, Unit 70A, Charlotte,
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto NC 28202

Anam Kazani and Rahim Kazani, whose mailing address is:

4790 Southlake Parkway, Hoover, AL 35244
(herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 4790 Southlake Parkway, Hoover, AL 35244** to-wit

Lot 22-A, according to a Resurvey of Lots 22 and 23, Southlake, a Residential Subdivision, as recorded in Map Book 12, Page 18, in the Probate Office of Shelby County, Alabama.

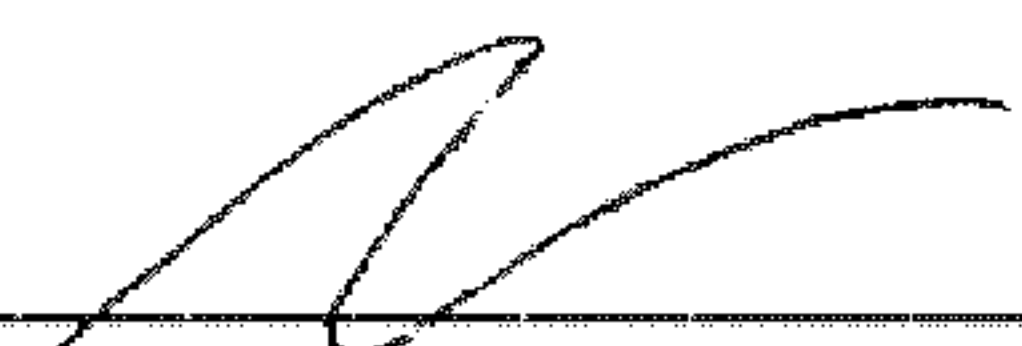
Subject to: All easements, restrictions and rights of way of record.

\$544,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

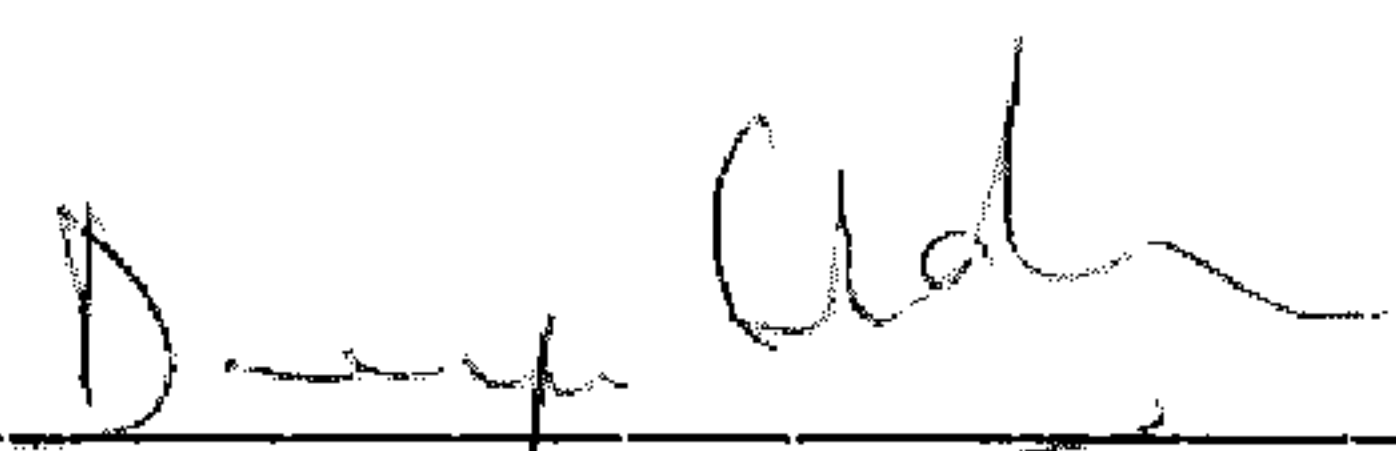
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 we have hereunto set our hand(s) and seal(s) this 27th day of August 2021.



Joseph Pearce

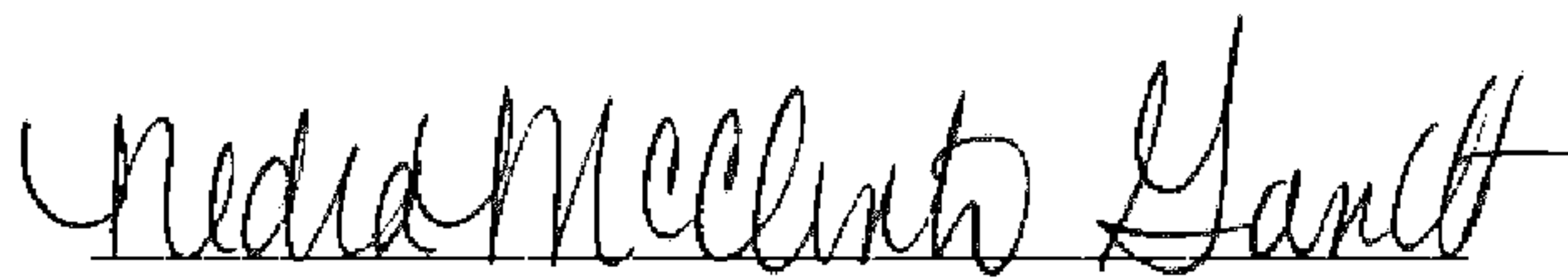


Deepa Saldanha

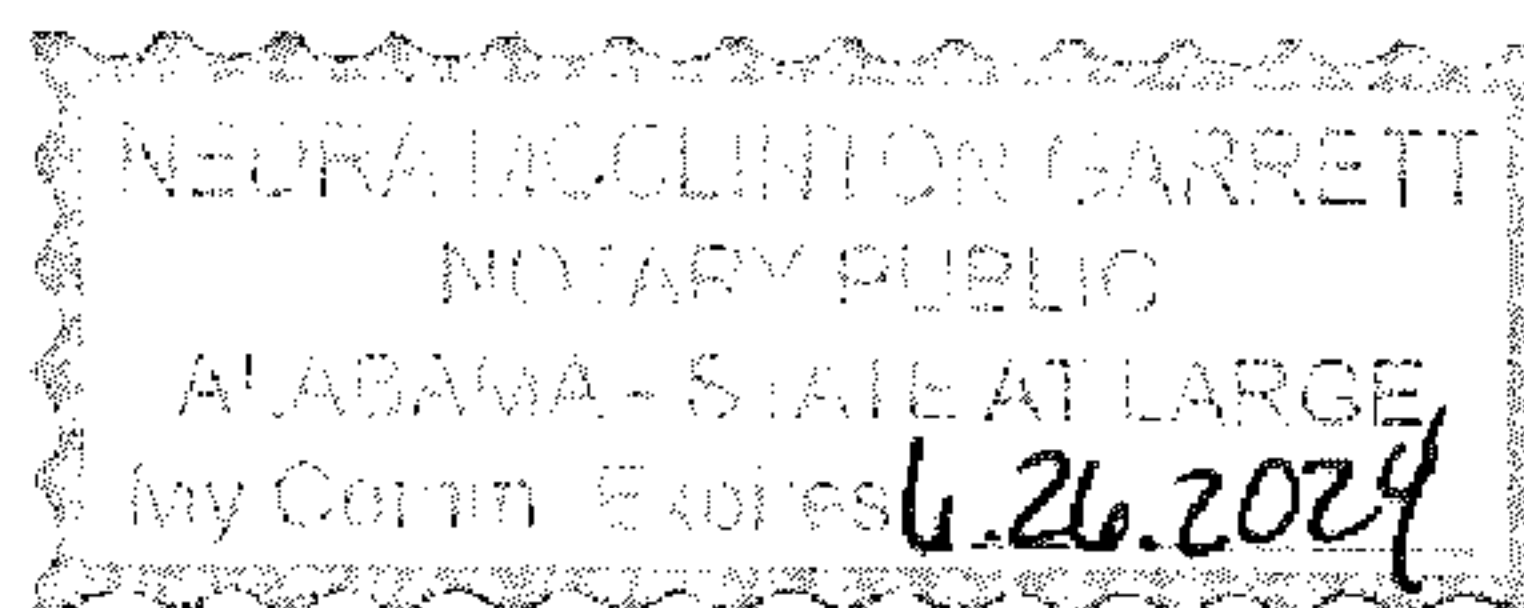
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joseph Pearce and Deepa Saldanha, husband and wife**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of August 2021.



NOTARY PUBLIC
My Commission expires: 6/26/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2021 11:10:52 AM
\$161.00 JOANN
20210830000421310

