

20230802000232370
08/02/2023 11:12:28 AM
DEEDS 1/5

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Esmail Ebrahimi
Amir Ebrahimi
170 Pinewood Lane
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Esmail Ebrahimi, an unmarried man, Ashley Ebrahimi, a married woman, and Amir Ebrahimi, an unmarried man, the sole surviving heirs of Patricia G. Ebrahimi, the sole grantee in that certain special warranty deed dated December 18, 2012 and recorded in Instrument No. 20130102000001710 in the Office of the Judge of Probate of Shelby County, Alabama, said grantee having died on or about July 5, 2021** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Esmail Ebrahimi and Amir Ebrahimi** (hereinafter referred to as GRANTEE), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 209, according to the survey of Camden Cove West, Sector 3, Phase 2, as recorded in Map Book 35, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real

Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

This property is not the homestead of Ashley Ebrahimi or her spouse.

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 18 day of July, 2023.

Esmail Ebrahimi
Esmail Ebrahimi

STATE OF Alabama
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Esmail Ebrahimi**, whose name(s) is/are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of July, 2023.

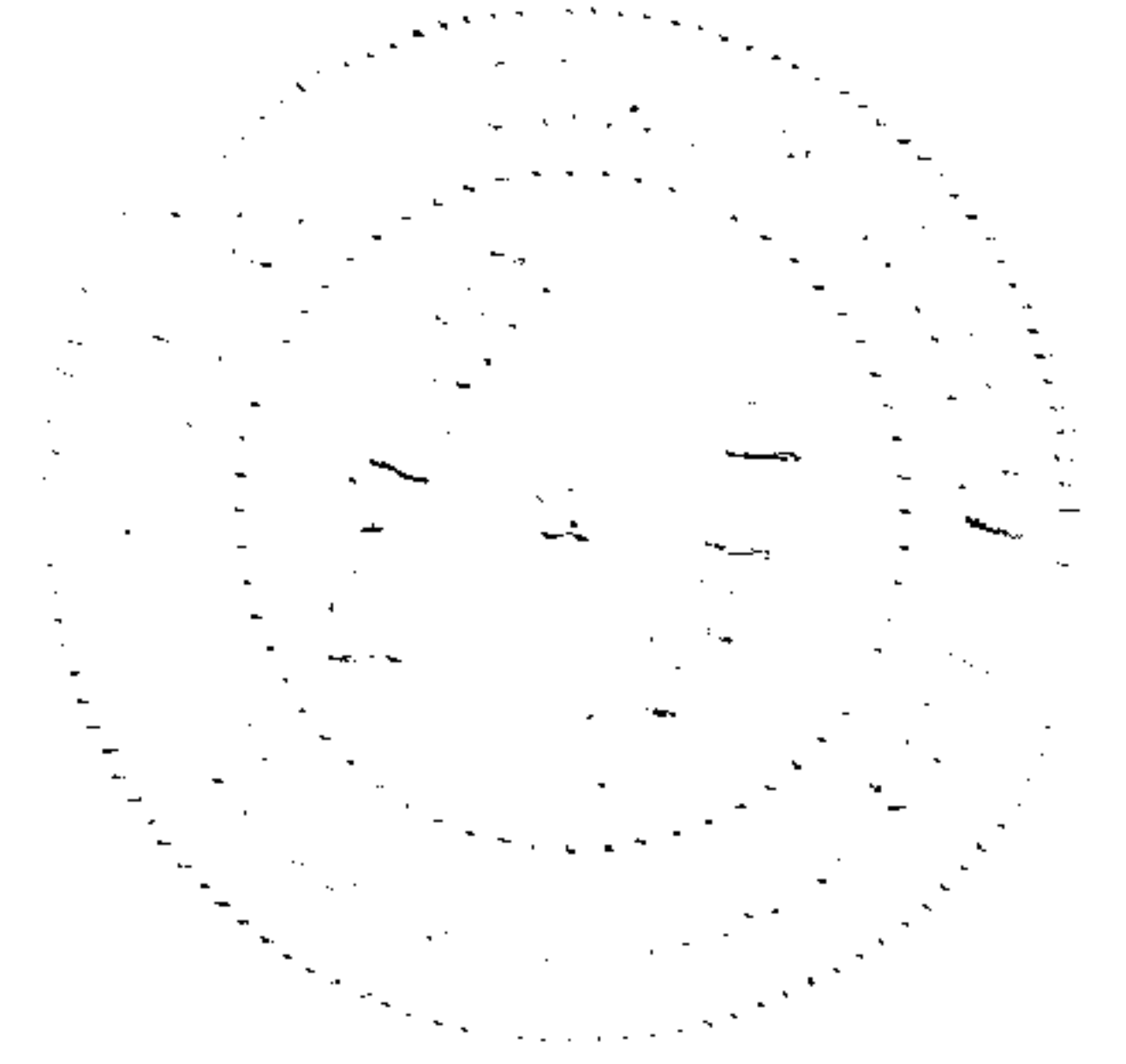
Christa Nicole Sharp
Notary Public

MY COMMISSION EXPIRES MARCH 3, 2026

My Commission Expires: _____

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 18 day of July, 2023.

Ashley Ebrahimi
Ashley Ebrahimi



STATE OF Alabama
Chelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ashley Ebrahimi**, whose name(s) is/are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

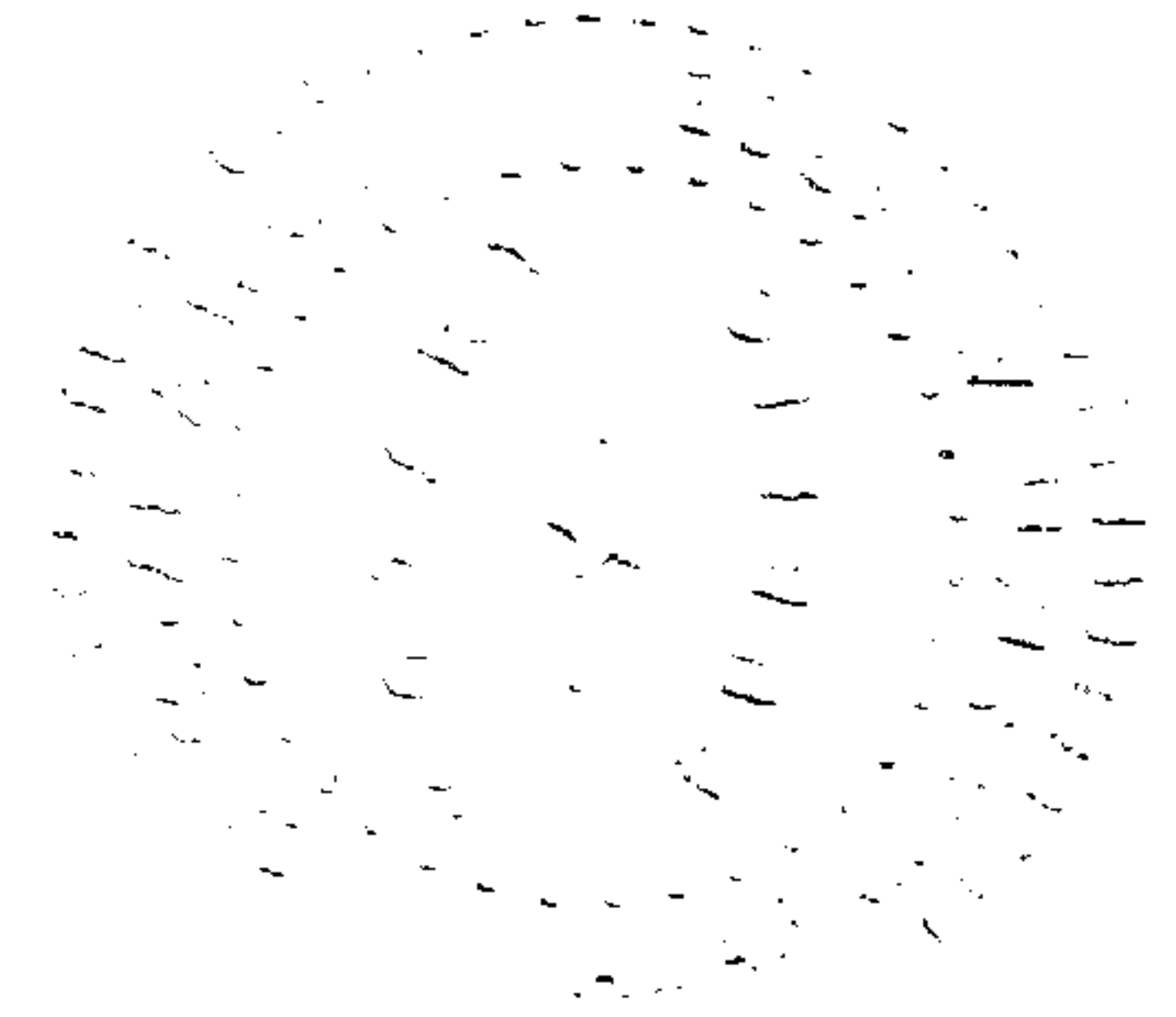
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of July, 2023.

Hrista Moon Chapp
Notary Public

My Commission Expires: _____ MY COMMISSION EXPIRES MARCH 3, 2026

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 30 day of July, 2023.

Amir Ebrahimi
Amir Ebrahimi



STATE OF Alabama
Shelby COUNTY

}

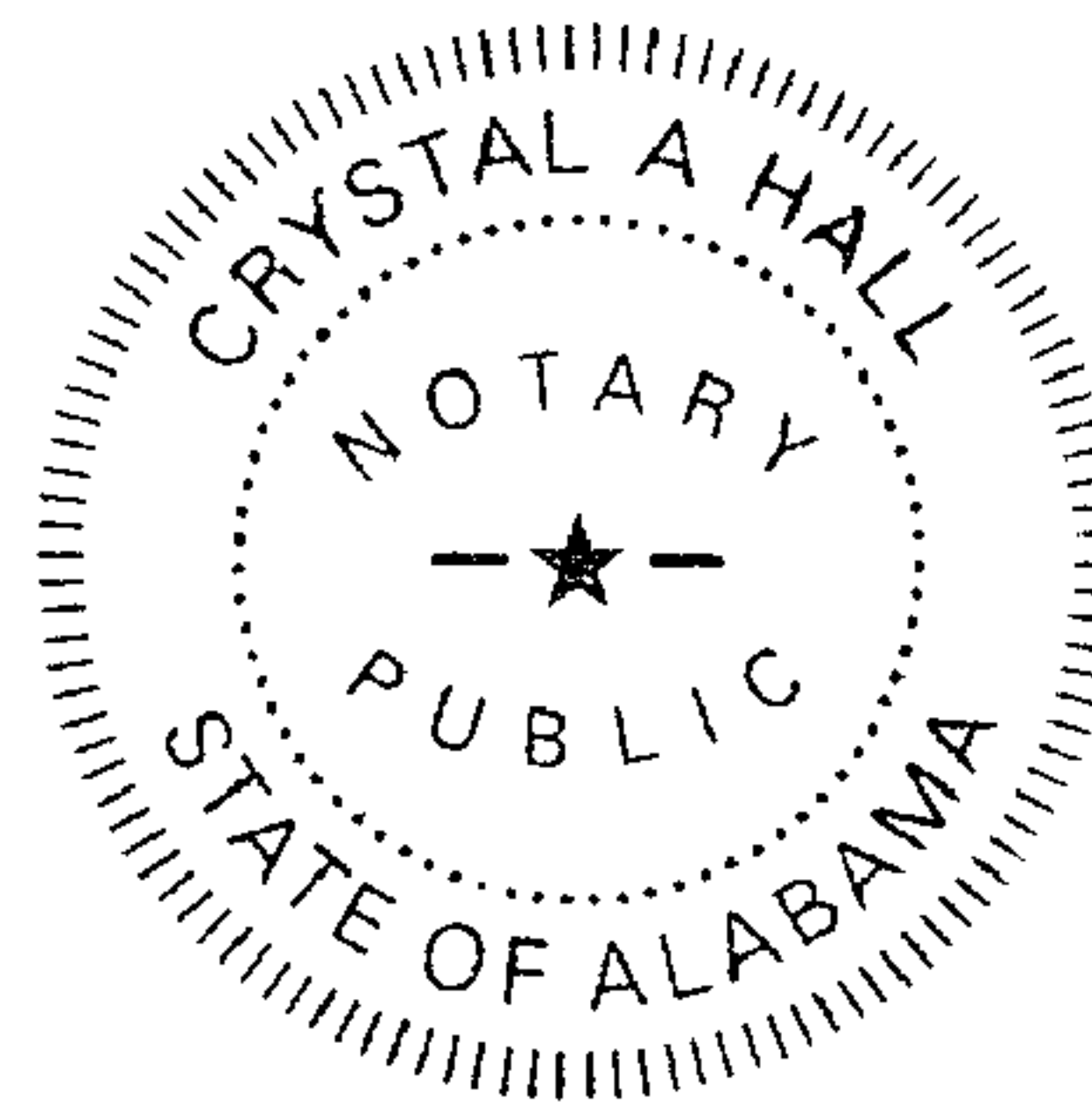
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Amir Ebrahimi**, whose name(s) is/are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of July, 2023.

Crystal A Hall
 Notary Public

My Commission Expires: _____



Crystal A Hall
 Notary Public, Alabama State At Large
 My Commission Expires 02/21/2027

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Esmail Ebrahimi
Ashley Ebrahimi
Amir Ebrahimi

Grantee's Name. Esmail Ebrahimi
Amir Ebrahimi

Mailing Address 170 Pinewood Lane
Montevallo, AL 35115

Mailing Address 170 Pinewood Lane
Montevallo, AL 35115

Property Address 181 Addison Drive
Calera, AL 35040

Date of Sale _____, 20____

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$165,400.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
 (Recordation of documentary evidence is not required)

____ Bill of Sale
 ____ Sales Contract
 ____ Closing Statement

____ Appraisal
☒ Other: Full Tax Assessor's Market Value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date July 30, 2023

Print: Ashley Ebrahimi

____ Unattested

Sign

(verified by)

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/02/2023 11:12:28 AM
 \$200.50 JOANN
 20230802000232370

Allen S. Boyd