

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Jorge Armando Alvarado Bahr
1604 Wingfield Dr.
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **SIX HUNDRED FORTY THOUSAND AND 00/100 Dollars (\$640,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

Taleb Barghis and Zahra Rezajou, a married couple

(hereinafter referred to as “Grantors”) do grant, bargain, sell and convey unto

Jorge Armando Alvarado Bahr and John Anthony Fey and Alejandrina Herrera Fey

(hereinafter referred to as “Grantees”), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 824, according to the Survey of Brook Highland, an Eddleman Community, 8th Sector, 2nd Phase, as recorded in Map Book 16, Page 96, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

\$614,650.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2023 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more of the grantees herein survive the other, the entire interest in fee simple shall pass to the surviving grantees to have and to hold as joint tenants with right of survivorship; and if one of the surviving grantees survives the other surviving grantee, the entire interest in fee simple shall pass to the ultimate surviving grantee and if neither of the original two surviving grantees shall survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 12th day of September,

2023

Taleb Barghis

Taleb Barghis

Zahra Rezajou

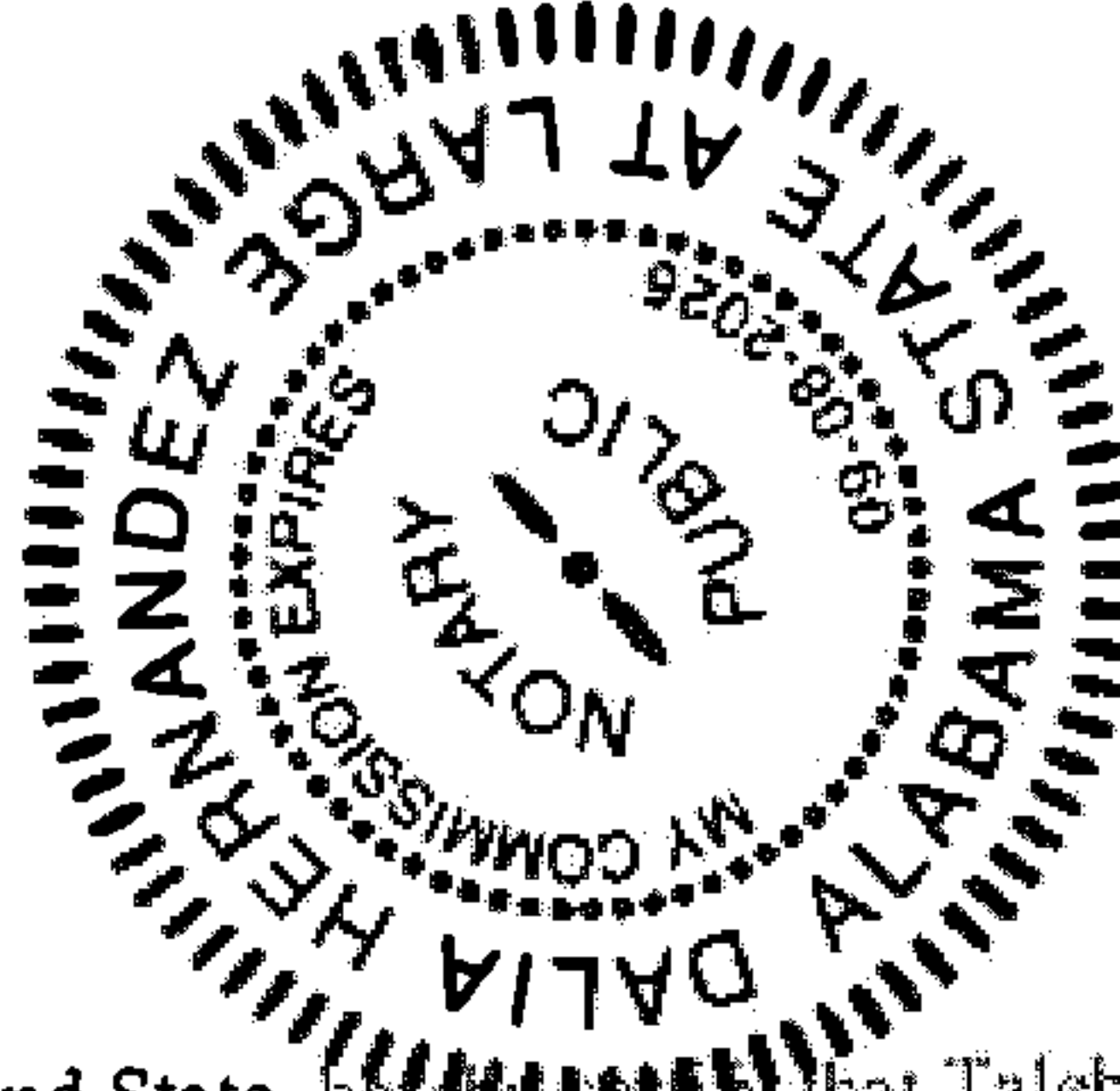
Zahra Rezajou

STATE OF

COUNTY OF

Alabama

Shelby



I, the undersigned Notary Public in and for said County and State, hereby certify that Taleb Barghis and Zahra Rezajou whose names 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of September, 2023.

Dalia Hernandez

Notary Public:

My Commission Expires: 09/08/2026

Real Estate Sales Validation Form

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

Grantor's Name	<u>Taleb Barghis and Zahra Rezajou</u>	Grantee's Name	<u>Jorge Armando Alvarado Bahr, John Anthony Fey, and Alejandrina Herrera Fey</u>
Mailing Address	<u>1604 Wingfield Dr.</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>15150 SW 167th St</u> <u>Miami, FL 33187</u>
Property Address	<u>1604 Wingfield Dr.</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>September 12, 2023</u>
		Total Purchase Price	<u>\$640,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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	☐ Appraisal
☐ Sales Contract	☐ Other:
☒ Closing Statement	

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 <u>9-18-23</u>	Print _____
☐ Unattested (verified by)	Sign ☒ _____ (Grantor/Grantee/ Owner/Agent) circle one

John Anthony Fey

Herrera Fey

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2023 08:42:52 AM
\$54.50 JOANN
20230913000275710

Allen S. Boyd