

Send tax notice to:
MONDONNA MOVAHED
6025 Terrace Hills
Hoover, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2023394

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ninety-Five Thousand and 00/100 Dollars (\$495,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **J BARRY TIDWELL, A MARRIED MAN** whose mailing address is: 981 Garland Cove, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **MONDONNA MOVAHED and HOSSEIN MOVAHED** whose property address is: **993 GARLAND COVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 4-A, according to the Resurvey of Lot 4 Greystone 9th Sector Phase II, as recorded in Map Book 30, Page 63, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. No. 2002-33428 and Real 317, Page 260.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
5. Right-of-way granted to Shelby County recorded in Inst. No. 2004-157.

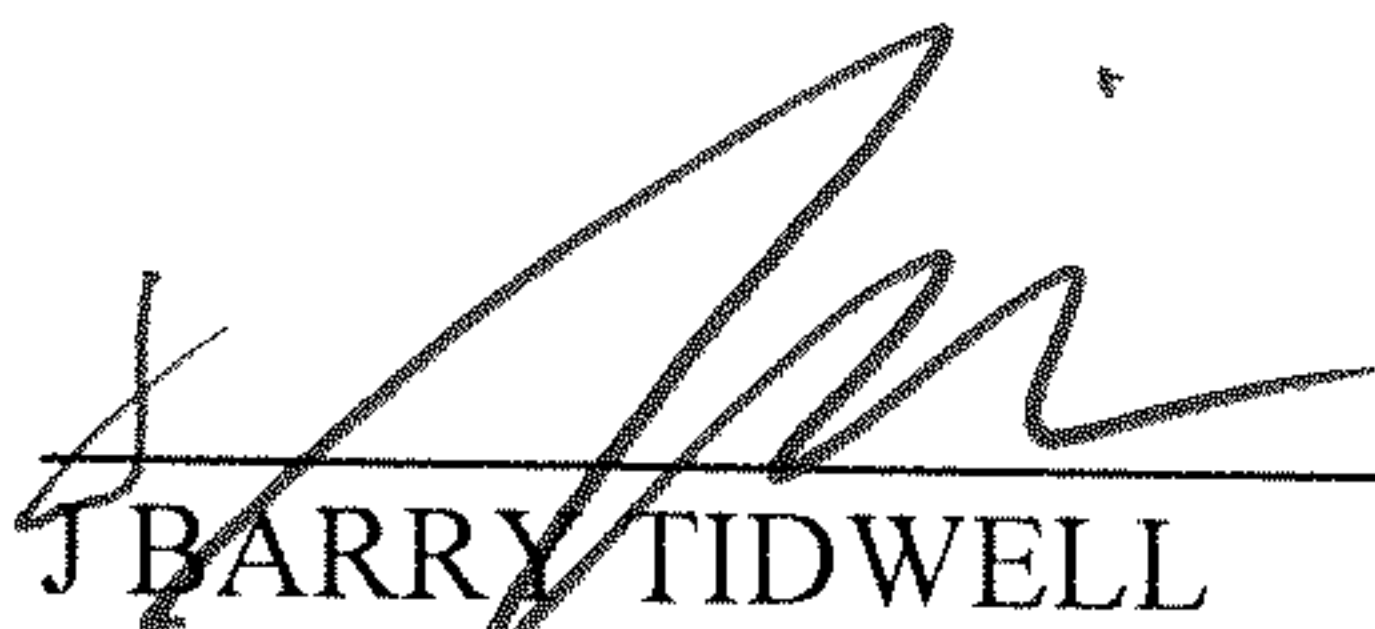
\$371,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor nor that of his spouse. This property is vacant land.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

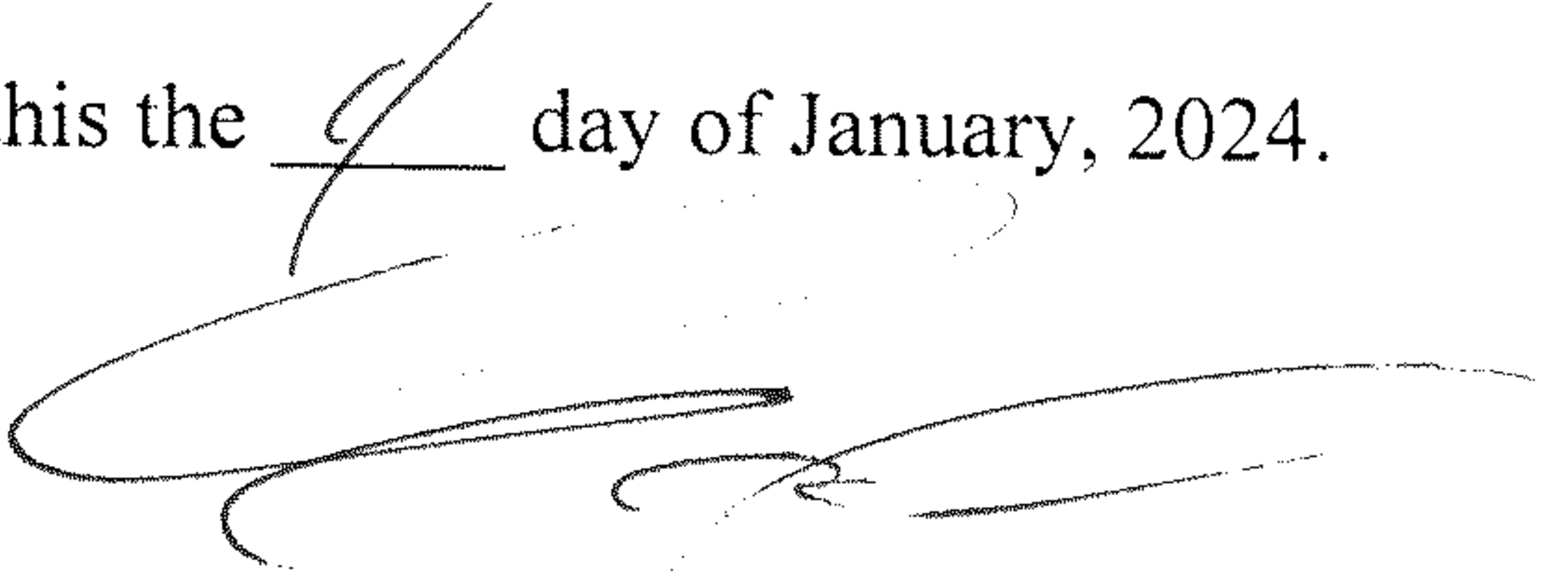
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 7 day of January, 2024.

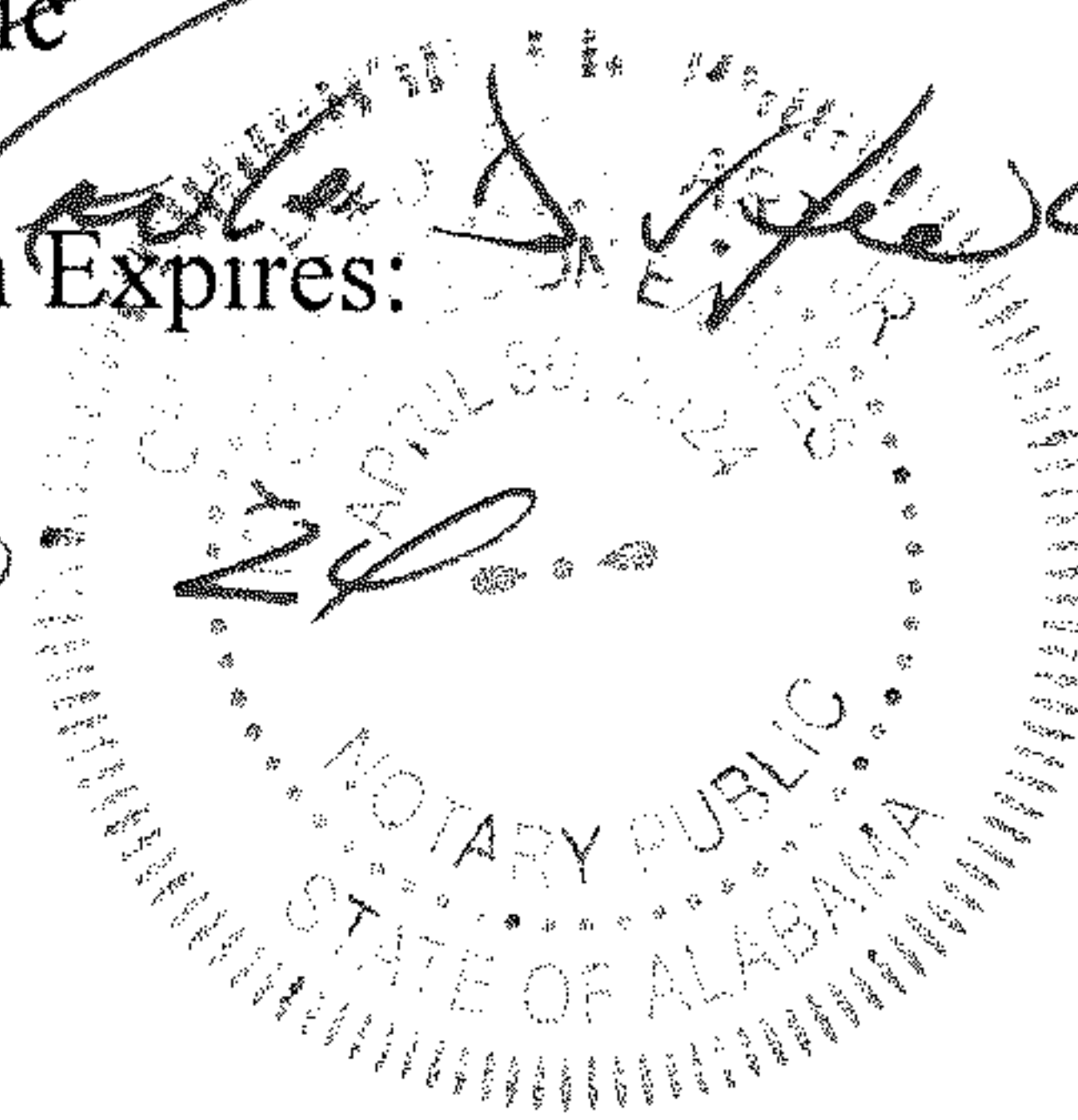

J BARRY TIDWELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J BARRY TIDWELL 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 7 day of January, 2024.


Notary Public
Print Name: Alvin S. Bayl
Commission Expires: 4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2024 08:28:21 AM
\$149.00 PAYGE
20240117000010500

Alvin S. Bayl