



20240610000171480 1/4 \$43.00
Shelby Cnty Judge of Probate, AL
06/10/2024 11:22:08 AM FILED/CERT

IS INSTRUMENT PREPARED BY:

George Babakitis
Attorney at Law
2031 2nd AV North
Birmingham, AL 35203

SEND TAX NOTICE TO:

Sousan Rastegar
620 Creekview DR
Pelham, AL 35124

**WARRANTY DEED JOINT TENANTS
WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA)

COUNTY OF SHELBY)

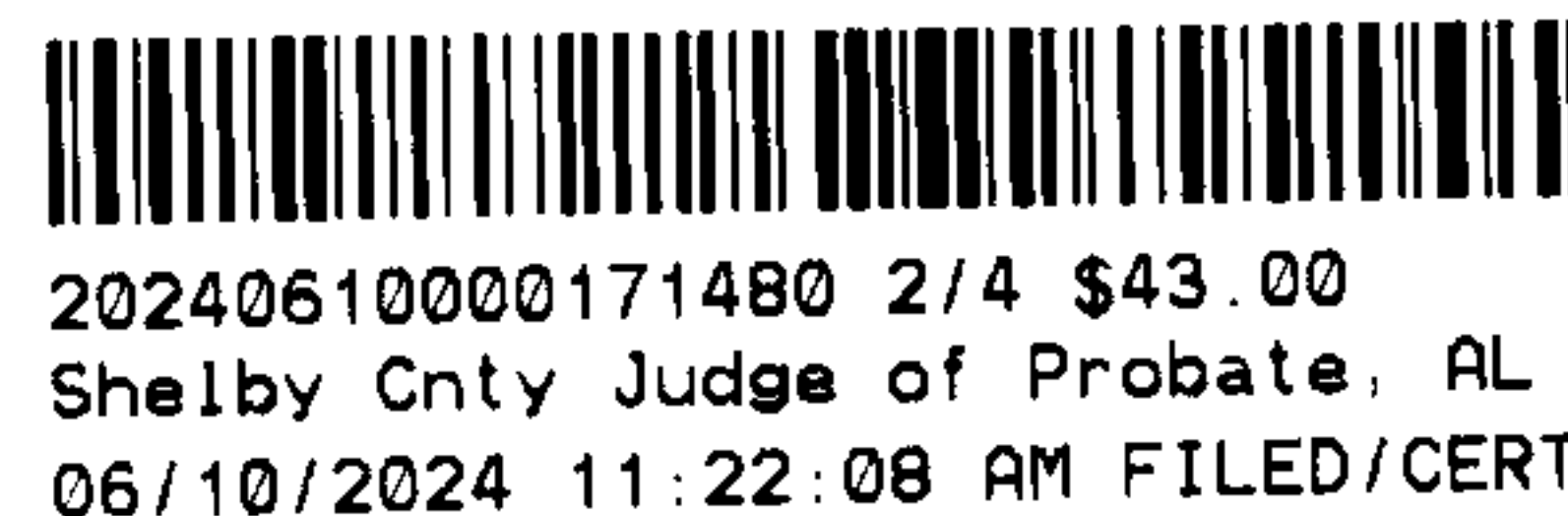
KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned **GRANTOR** in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I, **SOUSAN RASTEGAR, an unmarried woman** (herein referred to as **GRANTOR**) do grant, bargain, sell, convey and transfer unto my son, **Pedram Jerome Rastegar, an unmarried man; my son, Arvine Eric Rastegar, an unmarried man; my daughter Sonya Kaylie Rastegar, an unmarried woman; and to Sousan Rastegar, an unmarried woman** (herein referred to as **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

**Lot 11, Block 6, according to the Survey of Oak Mountain Estates, 5th Sector.
Recorded in Map Book 5, Page 124, Shelby County, Alabama Records.**

**This conveyance is hereby made subject to restrictions, assessments and
rights of way of record in the Probate Court of Shelby County, Alabama.**

TO HAVE AND TO HOLD unto the said **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 **GRANTEE** herein survives the other, the entire interest in fee simple shall pass to the surviving **GRANTEE**; and if one does not survive the other, then the heirs and assigns of the **GRANTEES** herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, the undersigned has set her hand and seal hereunto on this
the 10th day of June, 2024.

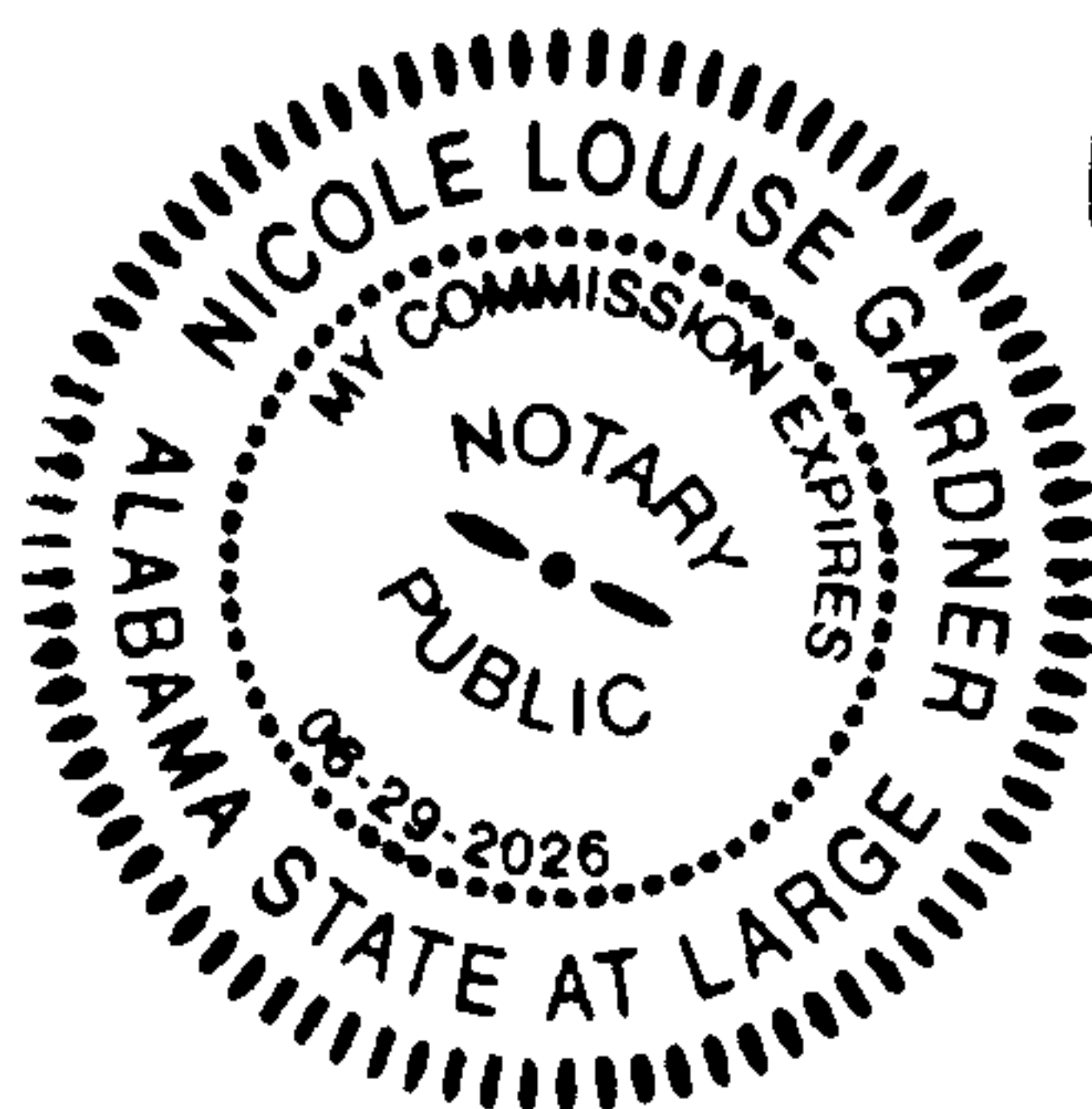
S. Rastegar
SOUSAN RASTEGAR
GRANTOR

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county and state, hereby
certify that **SOUSAN RASTEGAR**, 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 said
conveyance, she executed the same voluntarily and in my presence on the day the same bears
date.

Given under my hand and official seal, this the 10th day of June, 2024.



Nicole Louise Gardner
NOTARY PUBLIC
My Commission Expires: 6-29-26



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REAL STATE SALES VALIDATION FORM

(This document must be filled in accordance with Code of Alabama 1975, Section 40-20-1)

Grantor's Name: **Sousan Rastegar**
Mailing Address: 602 Creekview DR
Pelham, AL 35124

Grantee's Name: **Pedram Jerome Rastegar**
Mailing Address: 11718 Sweetbriar Ridge DR
Charlotte, NC 28269

Grantee's Name: **Arvine Eric Rastegar**
620 Creekview DR
Pelham, AL 35124

Sonya Kaylie Rastegar
620 Creekview DR
Pelham, AL 35124

....**Sousan Rastegar**
602 Creekview DR
Pelham, AL 35124

Property Address: 620 Creekview DR
Pelham, AL 35124

Date of Sale: 6-10-24
Total Purchase Price \$ 10,000.00
OR
Actual Value \$ _____
OR
Assessor's Market Value \$ _____

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 _____

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.

Real Estate Sales Validation Form

620 Creekview DR

Pelham, AL 35124

S. Rastegar to Three Children & S. Rastegar



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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 6-10-24

____ Unattested _____
(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent)

Susan Rastegar
[Signature]

FORM RT-1