

**SEND TAX NOTICE TO:**

Valerie Hudgins  
1120 Haven Road  
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **FIVE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$555,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Farrokh Binesh and Nasim Daemi, a married couple**, whose address is 2841 Shellbark Circle, Villa Hills, KY 41017, (hereinafter "Grantor", whether one or more), by **Valerie Hudgins**, whose address is 1120 Haven Road, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Valerie Hudgins**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1120 Haven Road, Birmingham, AL 35242 to-wit:**

**Lot 6, according to the Survey of The Haven at Greystone, 1st Sector, as recorded in Map Book 31, Page 47, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$444,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 18<sup>TH</sup> day of February, 2025.

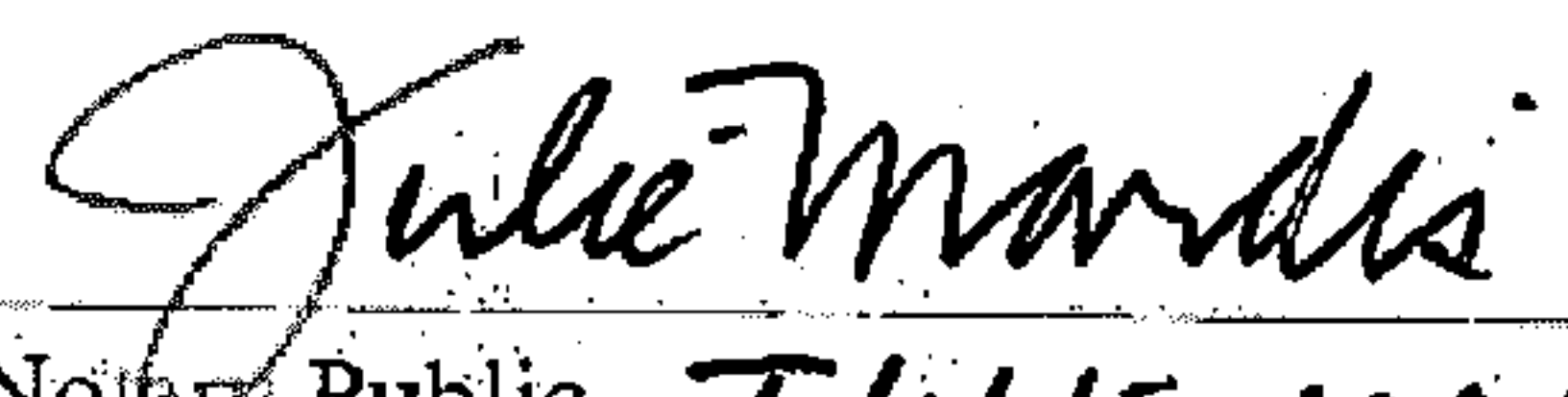
  
Farrokh Binesh

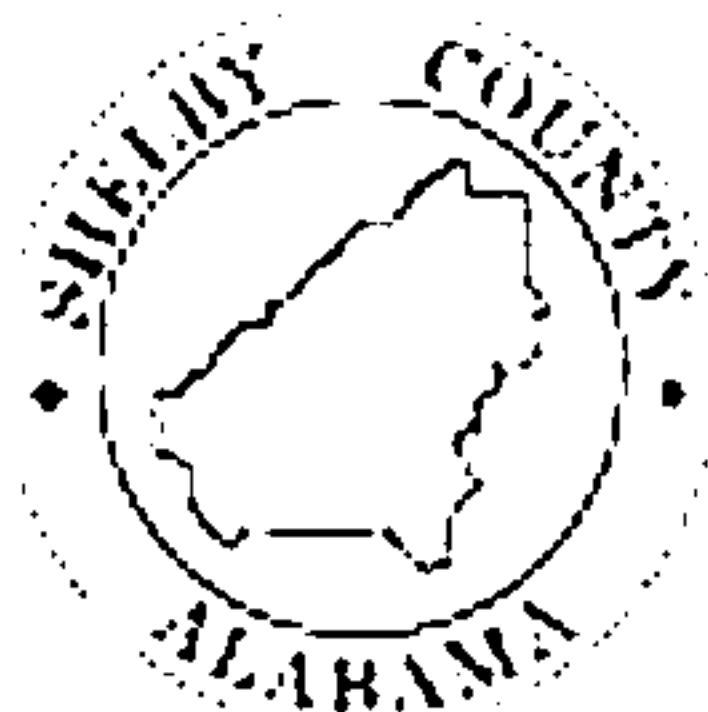
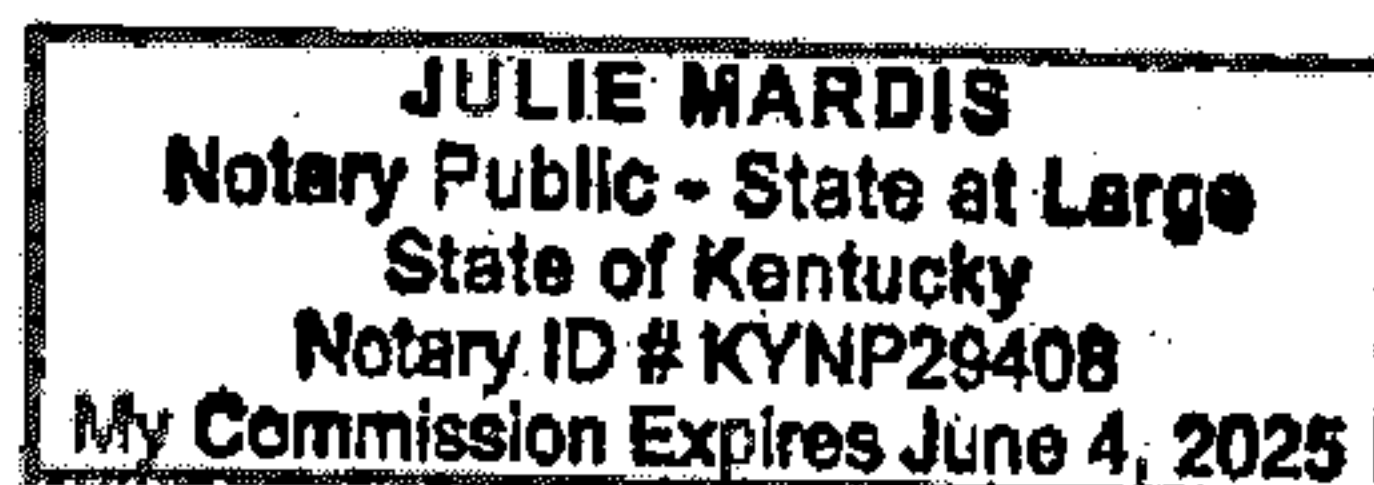
  
Nasim Daemi

STATE OF KENTUCKY  
COUNTY OF KENTON

I, the undersigned Notary Public in and for said County and State, hereby certify that Farrokh Binesh and Nasim Daemi whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>TH</sup> day of February, 2025.

  
Notary Public JULIE MARDIS  
My Commission Expires: 06-04-2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/19/2025 12:37:28 PM  
\$136.00 BRITTANI  
20250219000049160

