

SEND TAX NOTICE TO:

Kazem Sohrabnia and Matilda Arlene Sohrabnia
360 Ohara Dr
Columbiana, AL 35051

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 **ONE MILLION SEVENTY FIVE THOUSAND AND 00/100 (\$1,075,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Donna Burton and Paul Burton, Trustees of PDAW Burton Living Trust**, whose address is 2436 CHAPEL HILL RD SW, DECATUR AL 35603, (hereinafter "Grantor", whether one or more), by **Kazem Sohrabnia and Matilda Arlene Sohrabnia**, whose address is 360 Ohara Dr, Columbiana, AL 35051, (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 **Kazem Sohrabnia, and Matilda Arlene Sohrabnia**, the following described real estate situated in Shelby County, Alabama, the address of which is 360 Ohara Dr, Columbiana, AL 35051, to-wit:

Lot 4, according to the Amended Plat of Resurvey of Lots 4 and 5, O'Hara Subdivision, a Private Residential Subdivision, as recorded in Map Book 41, Page 100, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with the right to use the easement known as O'Hara Drive, running from Tara Drive through O'Hara subdivision as depicted on the plat of said O'Hara Subdivision.

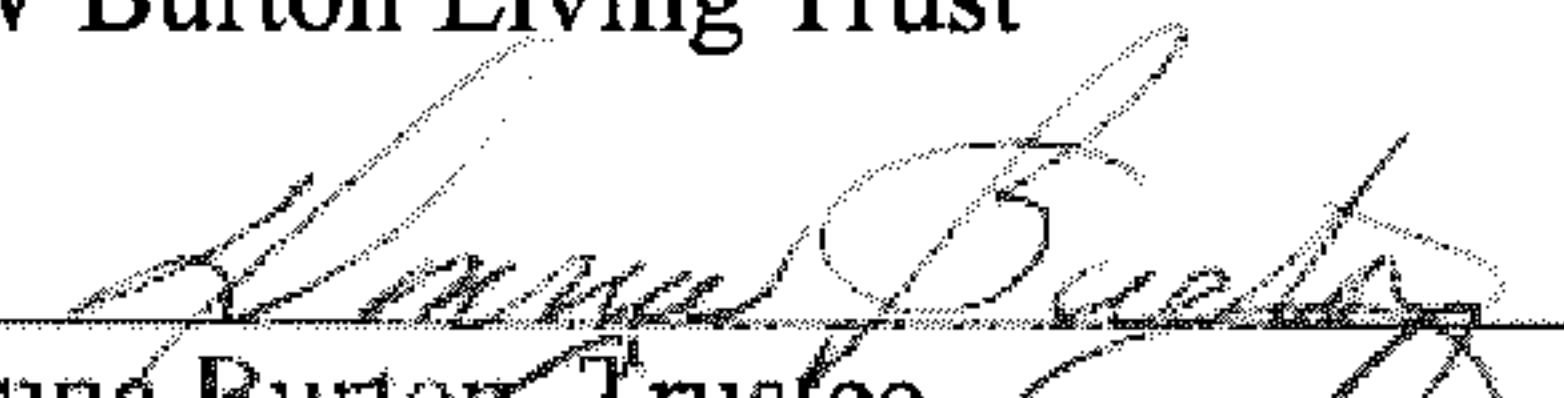
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

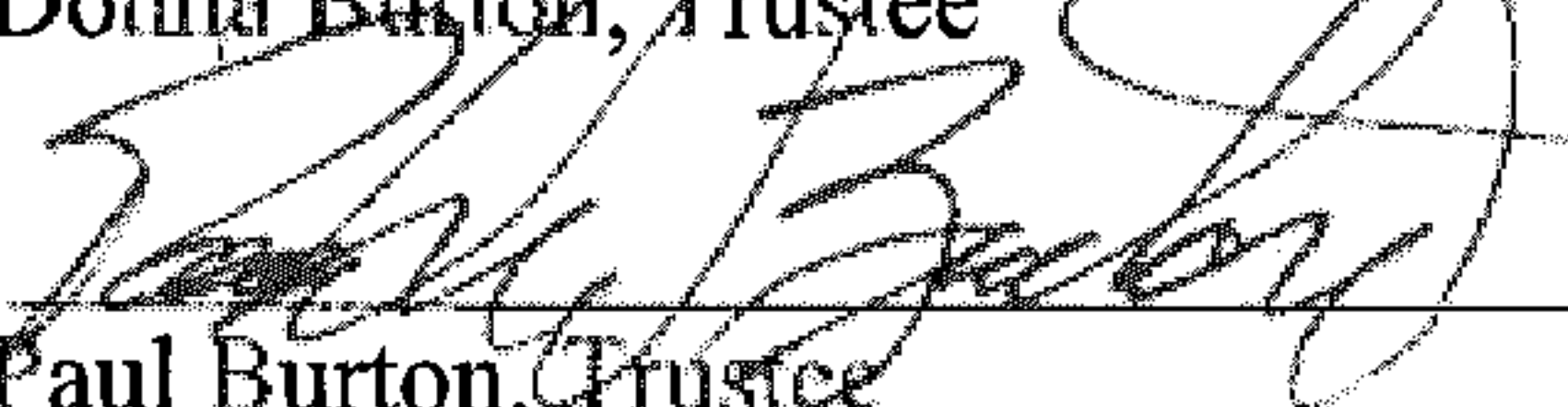
Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Donna Burton and Paul Burton, Trustees of PDAW Burton Living Trust, by Donna Burton, as its Trustee, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 10th day of March, 2025.

PDAW Burton Living Trust

By: 
Donna Burton, Trustee

By: 
Paul Burton, Trustee

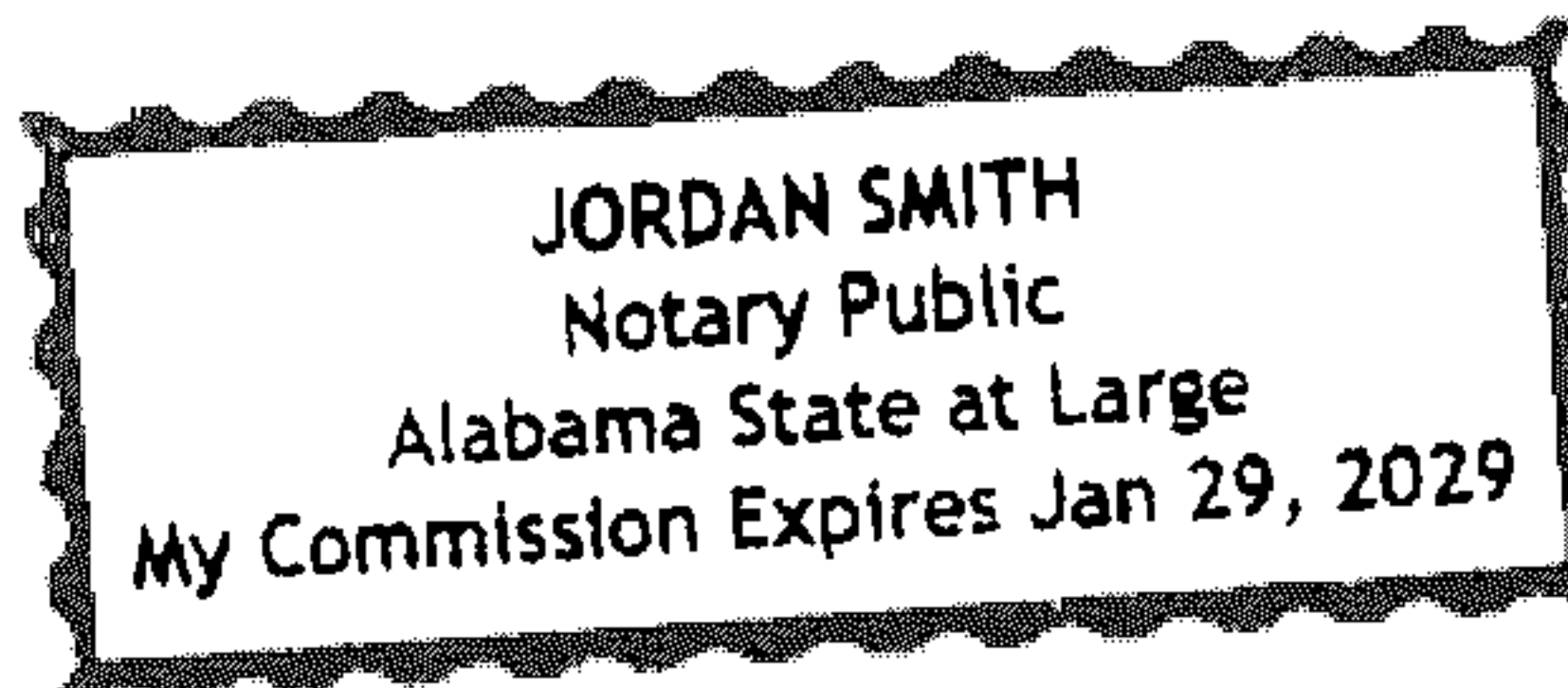
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Donna Burton and Paul Burton, Trustees of PDAW Burton Living Trust 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, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2025.


Notary Public

My Commission Expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2025 12:30:45 PM
\$1101.00 PAYGE
20250311000073190

Alli S. Beyl