

**SEND TAX NOTICE TO:**

Keith A. Williams and Kathryn F. Williams  
1114 Eagle Nest Circle  
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 **SIX HUNDRED FIFTEEN THOUSAND AND 00/100 (\$615,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Houman Sotoudeh an unmarried person**, whose address is 2334 Perdue Avenue, Irving, TX 75062, (hereinafter "Grantor", whether one or more), by **Keith A. Williams and Kathryn F. Williams, a married couple**, whose address is 1114 Eagle Nest Circle, 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, **Keith A. Williams and Kathryn F. Williams, a married couple, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1114 Eagle Nest Circle, Birmingham, AL 35242**, to-wit:

**Lot B-61, according to the Survey of Griffin Park at Eagle Point, Sector 2, Phase 2B, as recorded in Map Book 54, Page 41 A & B, 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 \$375,000.00 executed and recorded simultaneously herewith.

**Sotoudeh Houman is one and the same as Houman Sotoudeh.**

**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 12 day of June, 2025.

*Sotoudeh Houman*

Sotoudeh Houman

STATE OF TEXAS  
COUNTY OF TARRANT

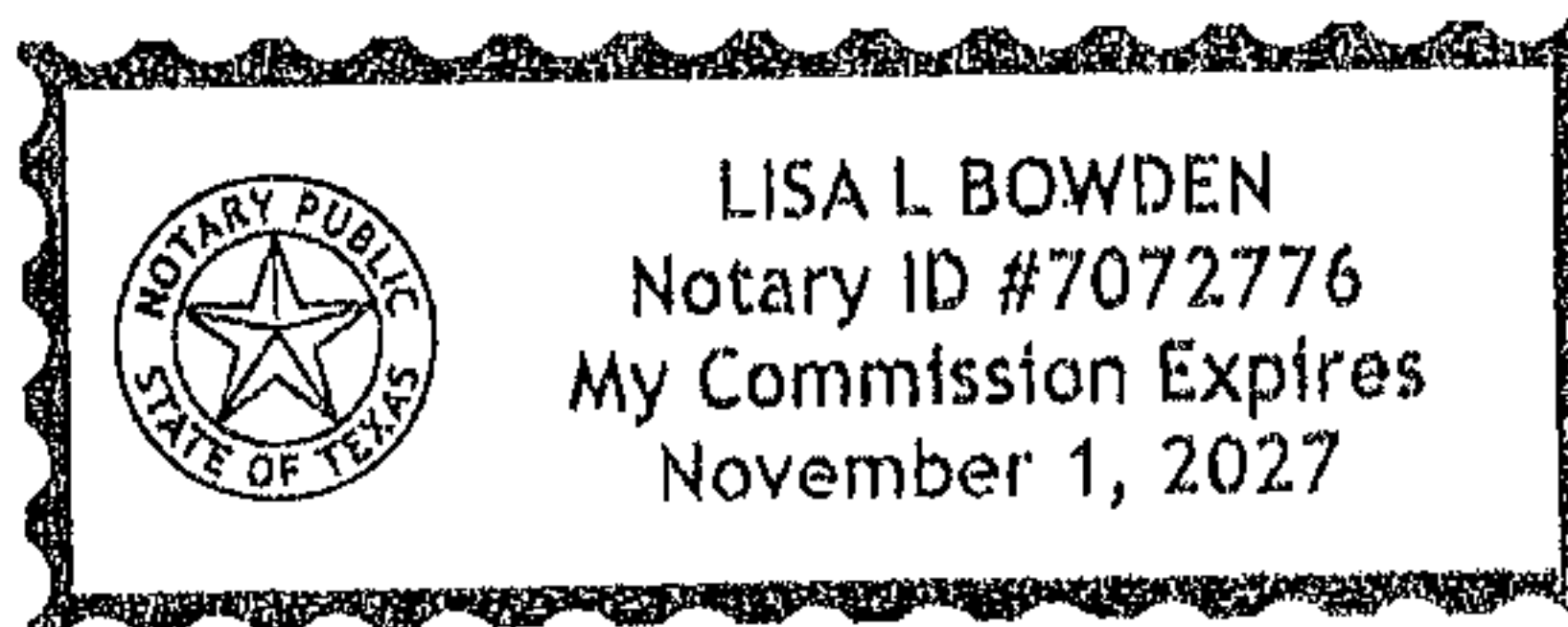
I, the undersigned Notary Public in and for said County and State, hereby certify that Sotoudeh Houman whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily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

Given under my hand and official seal this 12 day of June, 2025.

*Lisa L. Bowden*

Notary Public

My Commission Expires: 11-2027



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/17/2025 01:26:57 PM  
\$265.00 JOANN  
20250617000185220

*Allie S. Bayl*