

SEND TAX NOTICE TO:

Michael D. Creed
441 Whitby Lane
Birmingham, AL 35242-1103

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-26-23

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED SEVENTY SIX THOUSAND AND 00/100 (\$176,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Saeid Vaziri and Kelly Vaziri, Trustees of The Saeid and Kelly Vaziri Family Trust, dated April 1, 2024, and any amendments thereto**, whose address is 2077 Grey Oaks Terrace, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Michael D. Creed**, whose address is 441 Whitby Lane, Birmingham, AL 35242-1103, (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 the following described real estate situated in Shelby County, Alabama, **to-wit:**

Unit 1108, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium, a Plan, is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

FOR INFORMATIONAL PURPOSES ONLY:

Address is 1108 Morning Sun Drive, Unit 1108, Birmingham, Alabama 35242.

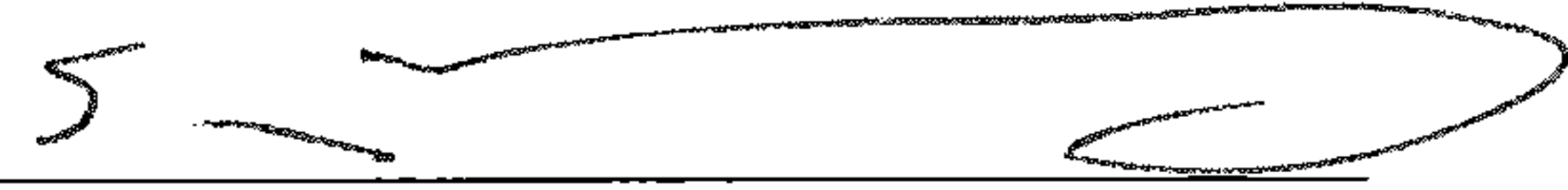
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$140,800.00 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 17th day of February, 2026.

The Saeid and Kelly Vaziri Family Trust, dated April 1, 2024, and any amendments thereto


By: 
Saeid Vaziri, Trustee

By: 
Kelly Vaziri, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Saeid Vaziri and Kelly Vaziri, whose names as Trustees of The Saeid and Kelly Vaziri Family Trust, dated April 1, 2024, and any amendments thereto, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Trustees 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 seal this 17th day of February, 2026.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/18/2026 10:24:03 AM
\$62.50 JOANN
20260218000045090

