

This instrument was prepared by

MASON & FITZPATRICK, P.C.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY FIVE THOUSAND & NO/100— (\$145,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Lytle C. Troutt, Jr. and wife, Kimberly E. Troutt (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Dr. Cyrus Ghavam, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Meadow Brook 6th Sector, as recorded in Map Book 8 Page 44 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$95,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5111 Colonial Park Road, Birmingham, Alabama 35242

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th day of December, 1990.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 DEC 17 PM 12:59

Judge of Probate

Lytle C. Troutt, Jr. (SEAL)
Kimberly E. Troutt (SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lytle C. Troutt, Jr. and wife, Kimberly E. Troutt whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December A.D., 1990

1. Deed Tax — \$50.00
2. Min. Tax — \$2.50
3. Recording Fee — \$3.00
4. Indexing Fee — \$1.00
5. Notary Fee — \$1.00
6. Certified Fee — \$1.00
Total — \$61.50

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/10/91

Notary Public