

THIS INSTRUMENT WAS PREPARED BY:
Mary P. Williamson, Esquire
GORHAM, WALDREP, STEWART, KENDRICK,
BRYANT, BATTLE & ALFANO, P.C.
2101 6th Avenue North, Suite 700
Birmingham, Alabama 35203
(205) 254-3216

\$15,000

SEND TAX NOTICE TO:
Adel Alapour
5193 Selkirk Circle
Birmingham, AL 35243

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED AND NO/100, (\$100.00), DOLLARS and other good and valuable consideration, in hand paid to the undersigned, Cynthia J. Kling (Alapour), a married woman, (hereinafter referred to as "GRANTOR"), by Adel Alapour, an unmarried man, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

(LEGAL DESCRIPTION)

Lot 20, Block 1, according to the survey of Selkirk, a subdivision of Inverness, as recorded in Map Book 6, Page 163 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1992.
2. Public utility easements as shown by recorded plat, including a 10 foot easement on the Easterly, Southerly and Westerly sides of property and an irregular easement on the Southwesterly corner of property.
3. Restrictions, covenants and conditions as set out in instruments recorded in Misc. Book 21, Page 10 and Map Book 6, Page 163 in the Probate Office.
4. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 320, Page 30 in the Probate Office.
5. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 21, Page 377 and covenants pertaining thereto recorded in Misc. Book 21, Page 376 in the Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 48, Page 427, in the Probate Office.

"NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR, NOR THE GRANTOR'S SPOUSE."

Cynthia J. Kling (Alapour) is one and the same person as the Cynthia J. Alapour recited in that Deed recorded in the Probate Office of Shelby County, Alabama in Deed 334, Page 264, reflecting the same above mentioned legal description.

It is the intent and purpose of this conveyance to divest the grantor of all her right, title, interest and claim in and to the above described real property and to vest title to same in the grantee.

Grantor and Grantee were formerly husband and wife and they divorced by Final Judgment Decree entered by the Circuit Court of Jefferson County, Alabama, Civil Action DR88 505-028 JGB, dated December 5, 1988 and Modified by Court Order dated March 26, 1989 upon execution of a Joint Petition to Modify by the parties. This Warranty Deed is executed by grantor and delivered to grantee for the purpose of divesting grantor of all her right, title, interest and claim in and to all real property acquired by grantor and grantee during their marriage.

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SHELBY COUNTY JUDGE OF PROBATE
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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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9th day of April, 1992.

Cynthia J. Kling (SEAL)
Cynthia J. Kling (Alapour)

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Cynthia J. Kling (Alapour), a married woman, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, 1992.

[Signature]
NOTARY PUBLIC
My commission expires:

My Commission Expires February 20, 1993

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