

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Metropolitan Homes, Inc.
(Address) P. O. Box 2001
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Four Thousand Five Hundred and NO/100ths (\$24,500.00) **DOLLARS**
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Amir H. Ashtarani, a married individual
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
Metropolitan Homes, Inc.
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 76, according to the Survey of Wynlake Subdivision, Phase III, as recorded in
Map Book 21 page 84 in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to current taxes, restrictions, building setback lines, rights of way, and
easements, if any, of record.

Subject property does not constitute the homestead property of the Grantor herein,
as defined by the Code of Alabama.

Inst # 1996-32614

10/02/1996-32614
11:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 34.00

Inst # 1996-32614

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd
day of October, 19 96.

(Seal)

Amir H. Ashtarani (Seal)
Amir H. Ashtarani

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Amir H. Ashtarani, a married individual, whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2nd day of October, 19 96.

My Commission Expires:

3/5/99

Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

F.M.B.S.C.