

10,000

## WARRANTY DEED

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notices to:

Rajpari, Inc  
10605 Hwy 31  
Calera, AL 35040

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of four thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **SHAHEEN, INC**, an Alabama Corporation, of 10605 Hwy 31, Calera, AL 35040, does grant, bargain, sell, and convey unto **RAJPARI, INC**, an Alabama corporation, of 10605 Hwy 31, Calera, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A store, including gasoline tanks and pumps and drive-up apron, and lot at 10605 Hwy 31, Calera, AL 35040, as set out in a survey of Robert C Farmer, Ala Reg #14720, dated 17 July 2002 (based on a prior survey by R C Farmer dated 17 February 1988) and marked as all of lot 6 and part of lot 5, Block 32, according to a map of S Calera, AL as recorded in the Judge of Probate Office of Shelby County Alabama at Map Book 3, page 40; more particularly described as:

Lot 6 and the S 75 feet of Lot 5 and a parcel of land lying in the NW Corner of the N 25 feet of Lot 5 and being more particularly described as follows:

Begin at the NW corner of Lot 5 as recorded in Map Book 3, Page 40 in the Shelby County Alabama Probate Office: thence run S along the E right of way line of US Highway 31 (60 feet right of way) said right way being in a curve to the right having a radius of 18,666.4 feet, a delta of 00°04'36" and a chord of 25 feet; run thence along said curve and right of way an arc distance of 25 feet; thence turn an interior angle to the right of 88°19'02" from chord and run E 31.51 feet; thence turn an interior angel to the right of 39°05'05" and run NW 39.65 feet to the point of beginning.

Also a common easement for ingress and egress being more particularly described as follows:  
Begin at the NW corner of Lot 5 as recorded in Map Book 3, Page 40 in the Shelby County

Alabama Probate Office; run thence N along the E right of way line of US Highway 31 (60 feet right of way), said right of way being in a curve to the left having a radius of 18,666.5 feet, a delta of 00°01'10" and a chord distance of 5.38 feet; run thence along said curve and right of way an arc distance of 5.38 feet; thence turn an interior angle to the left of 85°50'49" from chord and run E 16.27 feet; thence turn an interior angle of 121°36'51" and run SE 33.05 feet; thence turn an interior angle to the left of 25°03'35" and run NW 39.65 feet to the point of beginning.

This conveyance does not include any part of a warehouse located just N of the conveyed property.

Source of title: A warranty deed from Tommie L Cadle Morrison to grantor herein, executed 21 September 2004 and recorded on 22 September 2004 at certificate number 2004:0922000523650 in the Shelby County Alabama Probate Office.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, its successors and assigns forever.

**SHAHEEN, INC**, does for itself and for its assigns and successors covenant with the said grantee, its successors and assigns, that it islawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that they will and its assigns and successors shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

In witness whereof, we, **SHAHEEN, INC**, by and through Abdul R Rajpari, its president, has set its hand and corporate seal, this 04 August 2009.

Witness:

  
\_\_\_\_\_

  
\_\_\_\_\_ (Seal)  
**SHAHEEN, INC BY ABDUL R RAJPARI**  
**ITS PRESIDENT**



20090812000310090 3/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
08/12/2009 11:57:10 AM FILED/CERT

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Abdul R Rajpari, (being the same person as Abdul R Ali) whose name as President of Shaheen, Inc., is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full power so to do on behalf of the said corporation, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 04 August 2009.

  
\_\_\_\_\_  
Notary public

My Commission Expires 07 March 2010

Shelby County, AL 08/12/2009

State of Alabama

Deed Tax : \$10.00