

This instrument was prepared by

(Name)

(Address)

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of (20,000.00) Twenty Thousand Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Siavosh Ebrahimi, (unmarried)

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

✓ Parviz Tehranchi

(herein referred to as grantee, whether one or more), the following described real estate, situated in County, Alabama, to-wit:

Shelby

Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 19 South, Range 2 East, Shelby County Alabama, and run in a Southerly direction along the East line of said 1/4 1/4 section a distance of 570.64 feet to a point on the East right-of-way line of Shelby County Highway #467, which point is the point of beginning; thence continue in a Southerly direction along the East line of said 1/4 1/4 Section a distance of 769.31 feet on the Southeast corner of said 1/4 1/4 Section; thence turn an interior angle of 89 degrees 02' 40" and run to the right in a Westerly direction along the South line of said 1/4 1/4 section a distance of 469.23 feet to a point on the East right-of-way line of said County Highway #467; thence turn an interior angle of 67 degrees 30' 20" to the tangent of a curve to the right, having a radius of 2520.22 feet, a central angle of 11 degrees 20' 40", and an arc length of 498.98 feet, and run to the right in a Northeasterly direction along the arc of said curve a distance of 498.98 feet to the P.T. of said curve; thence run in a Northeasterly direction along the tangent of the last described curve and along the East right-of-way line of the County Highway a distance of 397.32 feet to the point of beginning of the herein described parcel: containing 4.46 acres, more or less.

It is the intent of the above legal description to describe fully all the land situated East of the Shelby County Road #467 in the SW 1/4 of NE 1/4 of Section 4, Township 19 South Range 2 East, within the City Limits of Vincent, Alabama.

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 hands(s) and seal(s), this 11th day of January, 1980

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

1980 JAN 15 AM 10:48

JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY

I, Mary Jane Howard Maple hereby certify that Siavosh Ebrahimi 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January

A. D., 1980

Mary Jane Howard Maple Notary Public

My commission expires 4/26/80



19800311000030240 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
03/11/1980 00:00:00 FILED/CERTIFIED

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BOOK 325 PAGE 411

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

1980 MAR 11 AM 9:23

General Acknowledgment

JUDGE OF PROBATE

rec. recorded
rec. 1.50
bid 1.00
2.50