

(Name) Mr. Naeem-Ud-Din-Choudhri

(Address) _____

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY THOUSAND and No/100 (\$20,000.00) DOLLARS
 in hand paid and execution and delivery of the following described purchase money mortgage,
 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
 or we, T. L. HARMON, SR. and wife, ROSALIE S. HARMON,

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

NAEEM-UD-DIN-CHOUDHRI

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

See attached Schedule "A" for legal description of real estate.

SUBJECT only to the following liens, encumbrances, limitations and restrictions:

1. Mortgage by Donald Ray Roberson and wife, Betty H. Roberson, to H. S. Bristow, Sr.
 and Estelle Bristow dated March 13, 1972 and recorded in Mortgage Book 321, at Page 496, in
 the Office of the Judge of Probate of Shelby County, securing an initial principal sum of
 \$63,000.00, on which the present unpaid balance is \$24,499.71 and which the Grantors herein,
 namely, T. L. Harmon, Sr. and Rosalie S. Harmon, are solely responsible for paying in full
 according to the terms of said mortgage or whenever the Grantee herein, namely, Naeem-Ud-
 Din-Choudhri, pays in full the purchase money mortgage under this deed.

2. Easement for sewer line to City of Columbiana as shown by instrument recorded in
 Deed Book 156, at Page 445, in said Probate Records.

3. Existing zoning classification and flood plain.

4. Taxes for 1984 and subsequent years, for which Grantee is solely responsible
 under tax proration paid by Grantors. 1984 taxes are a lien, but not due and payable until
 October 1, 1984.

\$59,000.00 of the consideration for this deed is secured by a purchase money
 mortgage on the above described real estate from the Grantee to the Grantors, which
 was executed and delivered simultaneously herewith.

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. There is no warranty or representation as to the condition or
 quality of any improvement upon this real estate or any part or portion of this real estate.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 12
 day of June, 1984.

(Seal)

T. L. Harmon, Sr.

(Seal)

(Seal)

Rosalie S. Harmon

(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 T. L. Harmon, Sr. and wife, Rosalie S. Harmon,
 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 12 day of June, 1984.

Notary Public.

Return to: Wade Morton

SCHEDULE "A"

REAL ESTATE DESCRIPTION

Commencing at the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 21, Range 1 West, Shelby County, Ala., and thence run South 1 deg. 00 min. East along Section line a distance of 12.0 feet to a 6" x 6" concrete post; thence South 85 deg. 00 min. West a distance of 664.27 feet to an iron pin at the NE corner of F. E. Williams lot; thence North 82 deg. 10 min. West a distance of 126.84 feet to point of beginning; thence North 21 deg. 13 min. East along West R/O/W line of Ala. Highway 25 a distance of 83.21 feet to an iron pin; thence North 1 deg. 09 min. West along West side of Mill Street 103.53 feet to the SE corner of the lot formerly known as Wilton Roper lot; thence South 85 deg. 02 min. West a distance of 197.79 feet to an iron pin on East R/O/W of L & N Railroad; thence along said Railroad R/O/W South 24 deg. 44 min. East a distance of 222.57 feet to center of Town Branch; thence East along the center of Town Branch to the West R/O/W line of Highway No. 25; thence along same North 21 deg. 13 min. East 11 feet to point of beginning;

Also commencing at the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 21, Range 1 West, Shelby County, Ala., and thence run South 1 deg. 00 min. East along Section line a distance of 12.0 feet to a 6" x 6" concrete post; thence South 85 deg. 00 min. West a distance of 664.27 feet to an iron pin at the Northeast corner of F. E. Williams lot; thence North 82 deg. 10 min. West a distance of 126.84 feet; thence North 21 deg. 13 min. East along the West R/O/W line of Ala. Highway 25 a distance of 83.21 feet to an iron pin; thence North 1 deg. 09 min. West along the West side of Mill Street 103.53 feet to the point of beginning; thence South 85 deg. 02 min. West along the L. O. Brown lot a distance of 50 feet; thence North 1 deg. 09 min. West and parallel with the West boundary of Mill Street a distance of 87 feet, more or less, to the South line of Valley Mills property; thence along same North 85 Deg. 02 min. East a distance of 50 feet to the West line of Mill Street; thence South 1 deg. 09 min. East and parallel to Mill Street 87 feet, more or less, to the point of beginning.

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

1984 JUN -1 PM 4:30

Thomas W. Harmon, Jr.
JUDGE OF THE EASE

T. L. Harmon, Sr.

T. L. Harmon, Sr.

Rosalie S. Harmon

Rosalie S. Harmon

*Need Tax 2000
Rec 300
Int. 100
2400*

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