

JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Malcolm L. Wheeler, Attorney

(Address) 2230 3rd Ave., N., Birmingham, AL 35203

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Thousand and no/00 (\$40,000.00) -----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, ~~xxx~~ we,
John B. Eberhart and wife, Diane L. Eberhart,

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

Moiz Fouladbakhsh

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

Lot 32, according to the survey of Heatherwood, 1st Sector, as recorded in Map Book 8, Page 27 A & B, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Building setback line of 35 feet reserved from Oakmont Road as shown by recorded plat; public utilities as shown by recorded plat, including a 5 foot easement on the North side and a 10 foot easement on the Westerly side; restrictions, covenants and conditions as set out in Misc. Book 37, Page 537, in said Probate Office; right of way granted to Alabama Power Company by instrument recorded in Deed Book 318, Page 16, in said Probate Office; Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 39, page 981, and covenants pertaining thereto as recorded in Misc. Book 39, page 980, in said Probate Office. Mineral and mining rights excepted.

Also subject to 1987 ad valorem taxes, which the grantee assumes and agrees to pay.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs 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 28

day of February, 1987.

(SEAL)

John B. Eberhart

(SEAL)

(SEAL)

Diane L. Eberhart

(SEAL)

(SEAL)

(SEAL)

STATE OF Georgia

Criswell

COUNTY }

General Acknowledgment

I, Renee Ziesing
in said State, hereby certify that

the undersigned

John B. Eberhart and wife, Diane L. Eberhart,

a Notary Public in and for said County,

whose name(s) 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 28 day of Feb., A.D. 1987

Alabama Title
113115

Renee Ziesing
Notary Public, Criswell County, Georgia
My Commission Expires July 7, 1989

BOOK 119 PAGE 603

Deed Tax \$40.00
Rec 2.50
Inst 1.00
43.50
1987 MAR 13 AM 9:29

Judge of Probate