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This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

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(205) 988-5600

This instrument was prepared by:

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

Send Tax Notice to:

(Name) Parade Home Builders, Inc.  
(Address) 2468 Savoy Street  
Hoover, Alabama 35226

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Forty Thousand and No/100 (240,000.00)-----Dollars.

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

2 Karen M. Fouladbakhsh  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

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

Lot 35, Block 2, according to the Amended Map of Woodford, a Subdivision of Inverness, as recorded in Map Book 8, page 51 A, B, C & D, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the year 1991, which are a lien, but not yet due and payable until October 1, 1991.
2. Public utility easements as shown by recorded plat, including a 10 foot easement on the north side of the lot.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 38, page 380.
4. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 38, page 454 and covenants pertaining thereto recorded in Misc. Book 38, page 455.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Misc. Book 64, page 267 and Misc. Book 48, page 427.

This is not the homestead of the grantor or her spouse.

I CERTIFY THIS  
INSTRUMENT WAS FILED

91 SEP 11 AM 11:38

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 29th  
day of June, 1991

1. Deed Tax	<u>240.00</u>	(Seal)
2. Mfg. Tax	<u>0.00</u>	
3. Recording Fee	<u>3.50</u>	(Seal)
4. Indexing Fee	<u>2.00</u>	
5. No Tax Fee	<u>0.00</u>	(Seal)
6. Certified Fee	<u>1.00</u>	
Total	<u>246.50</u>	

Karen M. Fouladbakhsh (Seal)

Karen M. Fouladbakhsh (Seal)

\_\_\_\_\_ (Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned authority  
in said State, hereby certify that Karen M. Fouladbakhsh

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of September, 1991:

Martha B. Ferguson  
Notary Public

My Commission Expires: \_\_\_\_\_