

This instrument was prepared by:

James G. Henderson
Pritchard, McCall & Jones
800 Financial Center
505 North 20th Street
Birmingham, Alabama 35203-2605

TRUSTEE IN BANKRUPTCY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that whereas, James G. Henderson, as the duly qualified and acting Trustee of the Bankruptcy Estate of Parviz Tehranchi, Bankruptcy Case No. 91-09376, filed in the United States Bankruptcy Court, Northern District of Alabama, Southern Division, did offer the within described property for sale, and

WHEREAS, Ralph Mitchell, Jr. agreed to pay the sum of Three Hundred Sixty Nine Thousand Nine Hundred Dollars and No/100 (\$369,900.00) for the purchase of the below described property, and

WHEREAS, this instrument is in accordance with the terms of and duly authorized by 11 U.S.C. Section 363, and 11 U.S.C. Section 102(1), and

NOW, THEREFORE, by virtue of and in execution of the power granted to him by the Bankruptcy Code and of every other power and authority granted to him, hereto enabling, and in consideration of the sum of Three Hundred Sixty Nine Thousand Nine Hundred Dollars and No/100 (\$369,900.00) to the Trustee paid by Ralph Mitchell, Jr., the receipt of whereof is hereby acknowledged, James G. Henderson as such Trustee, does hereby grant, bargain, sell and convey, subject to ad valorem taxes owed, unto Ralph Mitchell, Jr., all right, title and interest which the bankrupt Debtor had on the date of the commencement of the proceedings in bankruptcy and all right, title and interest in the following real estate more particularly described as follows:

Real Estate located in Vincent, Alabama, more particularly described in attached Exhibit "A".

TO HAVE AND TO HOLD all the right, title and interest in to said property unto said Ralph Mitchell, Jr., his heirs and assigns forever, subject to ad valorem taxes owed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 28 day of April, 1992.

05/06/1992-7423
02:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB 381.50

WITNESS:

Alma L. Lucken

James G. Henderson
James G. Henderson, as
Trustee and only as Trustee
for the Bankrupt Estate of
Parviz Tehranchi
BK No.: 91-09376

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that James G. Henderson, whose name as Trustee is signed to the foregoing Trustee in Bankruptcy Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Trustee in Bankruptcy Deed, he, in his capacity as Trustee, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal, this the 28th day of April, 1992.

Melody R. Fields
Notary Public

SEAL

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: March 12, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

EXHIBIT "A"

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.

ALSO:

Begin at the SW corner of the SE 1/4 of the NE 1/4 of Section 4, Township 19 South, Range 2 East and run Northerly along the West line of said 1/4 1/4 Section 767.8 feet to a point in the centerline of old road; thence turn right an angle of 33 deg. 46 min. and run Northeasterly 390.98 feet; thence turn left an angle of 0 deg. 48 min. and run Northeasterly 297.0 feet; thence turn left an angle of 19 deg. 42 min. and run Northeasterly 91.00 feet; thence turn right an angle of 46 deg. 55 min. leaving centerline of old road and run Northeasterly down old fence 688.91 feet; thence turn left an angle of 6 deg. 23 min. and run Northeasterly down said fence 132.77 feet; thence turn left an angle of 13 deg. 26 min. and run Northeasterly down said fence 86.6 feet; thence turn right an angle of 29 deg. 39 min. and Northeasterly down said fence 126.4 feet; thence turn right an angle of 10 deg. 38 min. and run Northeasterly down said fence 137.9 feet; thence turn right an angle of 7 deg. 42 min. and run Easterly down said fence 110.10 feet; thence turn left an angle of 2 deg. 28 min. and run Easterly down said fence 163.8 feet; thence turn left an angle of 29 deg. 21 min. and run Northeasterly down said fence 179.4 feet; thence turn right an angle of 2 deg. 42 min. and run Northeasterly down said fence 166.75 feet; thence turn left an angle of 2 deg. 13 min. and run Northeasterly down said fence 210.20 feet to the West R.O.W. of the Central of Georgia Railroad; thence run Southeasterly down said R.O.W. 2,800 feet, more or less, to the South line of the SE 1/4 of NW 1/4 of Section 3, Township 19 South, Range 2 East; thence run Westerly 3,456.53 feet to point of beginning. Being a part of the E 1/4 of the NE 1/4 of Section 4, and a part of the NW 1/4 of Section 3, Township 19 South, Range 2 East.

Situated in Shelby County, Alabama.

ALSO, an easement ten (10) feet in width for the purpose of ingress and egress beginning at the point of intersection of the West right-of-way line of the Central of Georgia Railroad and the center of Spring Creek, running thence Southeasterly along the West R.O.W. line of said Railroad for 1220 feet, more or less, to the intersection of said West R.O.W. line and a proper line fence. Easement being located in the SW 1/4 of the SW 1/4 of Section 34, Township 18 South, Range 2 East, and the NW 1/4 of the NW 1/4 of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama.

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