

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Moiz Fouladbakhsh
2468 Savoy Street
Birmingham, Alabama 35226

STATE OF ALABAMA)
COUNTY OF SHELBY)

\$25,000

Inst # 1993-28603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of LOVE AND AFFECTION and other good and valuable consideration, to the undersigned grantor, Karen M. Fouladbakhsh and husband, Moiz Fouladbakhsh, in hand paid by Moiz Fouladbakhsh, the receipt whereof is hereby acknowledged, the said Karen M. Fouladbakhsh and husband, Moiz Fouladbakhsh (referred to herein as "Grantor"), do by these presents, grant, bargain, sell and convey unto the said Moiz Fouladbakhsh (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West; thence run West along the North line of said 1/4-1/4 Section a distance of 661.23 feet to the point of beginning; thence continue along the last described course a distance of 367.93 feet to the Easterly right-of-way line of U. S. Highway No. 280; thence turn left 95 deg. 50 min. 15 sec. and run Southeasterly along said right-of-way line a distance of 331.56 feet; thence turn left 84 deg. 03 min. 30 sec. and run East a distance of 328.40 feet; thence turn left 89 deg. 02 min. 05 sec. and run North a distance of 330.57 feet to the point of beginning. Being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Right of way granted to Shelby County by instrument recorded in Deed Book 95, Page 503; (3) Right of way granted to State of Alabama by instrument recorded in Deed Book 252, Page 920; (4) Right of way granted to South Central Bell by instrument recorded in Deed Book 324, Page 837.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And said Grantors do for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Inst # 1993-28603

09/17/1993-28603
03:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 36.00

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the
7th day of September, 1993.

WITNESSES:

Lorine S. Cantrell
Lorine S. Cantrell

Karen M. Fouladbakhsh
Karen M. Fouladbakhsh
Moiz Fouladbakhsh
Moiz Fouladbakhsh

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen M. Fouladbakhsh and husband, Moiz Fouladbakhsh, 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 seal this 7th day of September, 1993.

Lorine S. Cantrell
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: June 21, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires: _____

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09/17/1993-28603
03:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 36.00