

THIS INSTRUMENT WAS PREPARED BY:

✓ CONWILL & JUSTICE, P.C.

Attorneys at Law

P.O. Box 557

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Seventy-Seven Thousand Forty and no/100---Dollars (\$177,040.00), to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, THE SHELBY COUNTY BOARD OF EDUCATION OF SHELBY COUNTY, ALABAMA, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto AMIR H. ASHTARANI (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 3 West; thence run North 1 deg. 41 min. 08 sec. West and along the west line for a distance of 1048.57 feet to an old iron pipe; thence run North 89 deg. 48 min. 52 sec. East for a distance of 723.0 feet; thence run North 1 deg. 41 min. 08 sec. West for a distance of 93.0 feet to the point of beginning; thence run North 5 deg. 44 min. 38 sec. West for a distance of 746.32 feet to a point on the south right of way of Shelby County Highway No. 80; thence run North 89 deg. 21 min. 22 sec. East and along said right of way for a distance of 904.65 feet; thence continue along said right of way North 83 deg. 25 min. 04 sec. East for a distance of 217.45 feet to a point on the westerly right of way of State Highway No. 119; thence run South 26 deg. 54 min. 44 sec. East and along said right of way for a distance of 866.89 feet; thence run South 89 deg. 48 min. 52 sec. West for a distance of 1438.21 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD TO THE SAID GRANTEE, HIS, HER OR THEIR HEIRS AND ASSIGNS FOREVER.

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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1994-23140

And we do covenant with the GRANTEE, his, her, or their assigns and we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we 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, the GRANTOR has hereunto set its hand and seal on this the 21st day of July, 1994.

ATTEST:

Rebecca H. Nail

THE SHELBY COUNTY BOARD OF
EDUCATION, SHELBY COUNTY, ALABAMA

by:

Norma Rogers
Its Superintendent

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norma Rogers, whose name as Superintendent of the Shelby County Board of Education, Shelby County, Alabama, 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 for and as the act of The Shelby County Board of Education, Shelby County, Alabama.

Given under my hand and official seal, this the 21st day of July, 1994.

[Signature]
Notary Public

GRANTEE'S ADDRESS:
3215 Mt. Ridge Circle
Birmingham, AL 35244

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