

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY EIGHT THOUSAND & NO/100---- (\$38,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Jeffrey D. Boomhower, a married individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kiumars Bahri, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the West 1/2 of the NE 1/4 of Section 16, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: From the Southeast corner of the SW 1/4 of NE 1/4 of Section 16, Township 19 South, Range 2 East, run thence West along the South boundary of said SW 1/4 of NE 1/4 a distance of 635.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 588.20 feet to a point on the East boundary of Old Harpersville Road; thence turn 81 deg. 42 min. right and run 326.0 feet; thence turn 01 deg. 25 min. right and run 314.0 feet along said road boundary; thence turn 17 deg. 00 min. right and run 642.0 feet along said road boundary; thence turn 05 deg. 00 min. left and run 328.0 feet along said road boundary; thence turn 10 deg. 00 min. right and run 262.33 feet along said road boundary to a point on the Southerly boundary of a County paved Highway; thence turn 116 deg. 24 min. 20 sec. right and run 86.14 feet along said Highway boundary and the following courses: 06 deg. 42 min. 08 sec. left for 89.75 feet; 06 deg. 10 min. 58 sec. left for 77.87 feet; 06 deg. 57 min. 26 sec. left for 87.0 feet; 07 deg. 36 min. 13 sec. left for 73.94 feet; thence turn 08 deg. 15 min. 22 sec. left and run 84.06 feet along said Highway boundary; thence turn 83 deg. 29 min. 27 sec. right and run 1642.15 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$18,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject property is not the homestead property of the Grantor herein as defined by the Code of Alabama.

GRANTEES' ADDRESS: 897 Highway 83, Vincent, AL 35178.

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 have hereunto set my hand and seal, this 12th day of June, 1995.

Jeffrey D. Boomhower (SEAL)
Jeffrey D. Boomhower

06/13/1995-15430
11:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 31.00

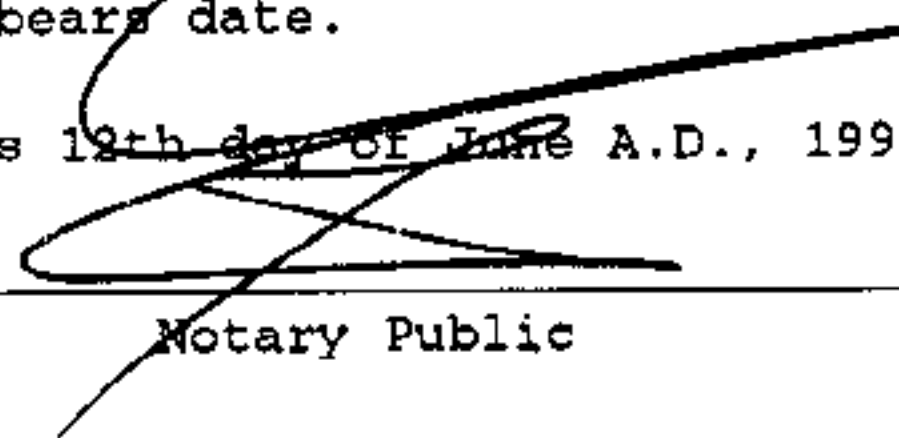
Inst # 1995-15430

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Jeffrey D. Boomhower, a married individual whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June A.D., 1995


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

Inst # 1995-15430

06/13/1995-15430
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SHELBY COUNTY JUDGE OF PROBATE
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