

This instrument was prepared by

Send Tax Notice To: Seyed M. Mohammadi
name

(Name) Corley, Moncus & Ward, P.C.

Lot 7, Buck Run Lane

(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

address

Alabaster, Alabama 35007

Corporation Form Warranty Deed

STATE OF ALABAMA)

COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY THREE THOUSAND THREE HUNDRED FIFTY AND NO/100-----
-----DOLLARS (\$23,350.00)

to the undersigned grantor, Metropolitan Homes, Inc.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto Seyed M. Mohammadi

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County,
Alabama to-wit:

Lot 7, according to the survey of Wynlake Subdivision, Phase I, as recorded in
Map Book 19, Page 156, in the Probate Office of Shelby County, Alabama.; being
situated in Shelby County, Alabama.

SUBJECT TO: Building Set Back Line and Public Easements as shown on recorded
plat; Unrecorded restrictions covenants, and conditions of Wynlake; Right of
way granted to Alabama Power Company by instrument recored in Real 40, Page
202; Easement to Alabama Power Company as shown by instrument recorded in Deed
101, Page 76; Deed 121, Page 191 and Deed 138, Page 317; 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 Real 15, Page 375; Restrictions, limitations and conditions as set out in
Map Book 19, Page 156 and any other easements, restrictions, set back lines,
right of ways, limitations, if any, of record in said Probate Office, and Ad
Valorem taxes for the year 1995, which said taxes are not due and payable
until October 1, 1995.

06/20/1995-16124
04:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 3300

\$ _____ of the Purchase Price was paid from the proceeds of a mortgage recorded
simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President who is authorized
to execute this conveyance, hereto set its signature and seal,

this the 19th day of June, 1995.

ATTEST:

Metropolitan Homes, Inc.

By Amir H. Ashtarani
Amir H. Ashtarani, President

STATE OF Alabama)

COUNTY OF Jefferson)

I, Scott J. Humphrey

a Notary Public in and for said County, in said State,

herby certify that Amir H. Ashtarani

whose name as President of Metropolitan Homes, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation.

Given under my hand and official seal, this the 19th day of June, 1995

FIRST NATIONAL BANK OF COLUMBIANA
POST OFFICE BOX 977
COLUMBIANA, ALABAMA 36809

CWD

MY COMMISSION EXPIRES JANUARY 24, 1998