

THIS INSTRUMENT PREPARED BY:

Scott J. Humphrey
Corley, Moncus & Ward, P. C.
2100 South Bridge Pkwy, Ste. 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Cyrus H. Azani
1314 Excaliber Lane
Sandy Springs, MD 20860

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

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 Cyrus H. Azani (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11, 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: Title to all minerals within the underlying premises, together with all mining rights and other rights, privileges and immunities relating thereto; and any easements, restrictions, set back lines, rights of way, limitations of record, if any, and ad valorem taxes for the year 1995, which said taxes are not due and payable until October 1, 1995.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, and his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, and his 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 ____ day of July, 1995.

07/27/1995-19904
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 34.50

Inst # 1995-19904

Metropolitan Homes, Inc.

By: Amir H. Ashtarani
Amir H. Ashtarani 00015230386
Its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said County and State, hereby certify that Amir H. Ashtarani, whose name as President of Metropolitan Homes, Inc. is signed to the foregoing document 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 21 day of July, 1995.

Karen Marie Ray
Notary Public
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 30, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1995-19904

07/27/1995-19904
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 34.50