

**THIS INSTRUMENT WAS PREPARED BY:**

Scott J. Humphrey, Esq.  
2100 SouthBridge Parkway,  
Suite 650  
Birmingham, Alabama 35243

**SEND TAX NOTICE TO:**

Mark A. Buckner  
3215 Mountain Ridge Circle  
Birmingham, AL 35242

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**STATE OF ALABAMA** )

**COUNTY OF SHELBY** )

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of Three Hundred Seventy Thousand and no/100 (\$370,000.00) Dollars and other good and valuable considerations, to the undersigned GRANTORS in hand paid by GRANTEE herein, the receipt whereof is acknowledged,

**AMIR H. ASHTARANI and ELHAM SADATGOUSHEH**

husband and wife (herein referred to as "Grantors"), do grant, bargain, sell and convey unto:

**MARK ALAN BUCKNER,**

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

See attached Exhibit "A"

Subject to easements, restrictions and rights-of-way of record, if any.

**TO HAVE AND TO HOLD** unto the said GRANTEE, and his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

Inst # 1995-32168

11/07/1995-32168  
11:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 SNA 90.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27th day of October, 1995.

  
AMIR H. ASHTARANI


  
ELHAM SADATGOUSHEH

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, Scott J. Humphrey, a Notary Public in and for said County, in said State, hereby certify that AMIR H. ASHTARANI and ELHAM SADATGOUSHEH, 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 same bears date.

Given under my hand and official seal this 27th day October, 1995.

  
Notary Public  
My Commission Expires MY COMMISSION EXPIRES JANUARY 24, 1998

# EXHIBIT A

Part of Lots 1 and 2, Featheringill Acres, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 9 page 96, and part of the acreage in the NE 1/4 of the NW 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama, all being more particularly described as follows:

Beginning at the most westerly corner of Lot 1, Featheringill Acres, which is on the East right of way line of Mountain Ridge Circle, run in a Northeasterly direction along the Northwest line of said Lot 1 for a distance of 276.80 feet to an existing iron pin and being the most Northerly corner of said Lot 1; thence turn an angle to the right of 45 deg. 06 min. 22 sec. and run in a Southeasterly direction for a distance of 498.61 feet to an existing iron pin being on the Southwest line of Lot 17-A, A Resurvey of Lots 15, 16, 17, 19 and 20, of Amended Map of Hickory Ridge, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 14 page 66; thence turn an angle to the right of 82 deg. 16 min. 05 sec. and run in a Southerly direction for a distance of 207.66 feet to an existing iron pin being on a curve, said curve being concave in a Southeasterly direction and having a central angle of 176 deg. 49 min. 19 sec. and a radius of 55.0 feet; thence turn an angle to the right of (90 deg. to tangent) and run in a Westerly, Southwesterly, Southerly and Southeasterly direction along the arc of said curve for a distance of 169.74 feet to an existing iron pin being at a point of reverse curve, said second curve being concave in a Southwesterly direction and having a central angle of 51 deg. 19 min. 04 sec. and a radius of 25.0 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 22.39 feet to the point of ending of said curve; thence run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 137.55 feet to the point of beginning of a new curve, said new curve being concave in a Southwesterly direction and having a deflection angle of 3 deg. 04 min. 24 1/2 sec. and a radius of 479.11 feet; thence turn an angle to the right and run in a Southeasterly direction along the arc of said curve for a distance of 51.40 feet to a point of compound curve, said newest curve being concave in a Westerly direction and having a central angle of 97 deg. 25 min. 41 sec. and a radius of 15.0 feet; thence run in a Southeasterly, Southerly and Southwesterly direction along the arc of said curve for a distance of 25.51 feet to the point of ending of said curve; thence run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 151.11 feet to the point of beginning of a new curve, said new curve being concave in a Northerly direction and having a deflection angle of 27 deg. 34 min. 20 1/2 sec. and a radius of 205.0 feet; thence turn an angle to the right and run along the arc of said curve in a Westerly



direction for a distance of 197.30 feet to a point of compound curve, said newest curve being concave in a Northeasterly direction and having a central angel of 60 deg. 41 min. 12 sec. and a radius of 25.0 feet; thence turn an angle to the right and run in a Northwesterly and Northerly direction along the arc of said curve for a distance of 26.48 feet to an existing iron pin being a point of reverse curve, said newest curve being concave in a Southwesterly direction and having a central angle of 137 deg. 06 min. 47 sec. and a radius of 55.0 feet; thence turn an angle to the left and run in a Northerly, Northwesterly, Westerly and Southwesterly direction along the arc of said curve for a distance of 131.62 feet; thence turn an angle to the right (90 deg. from tangent) and run in a Northwesterly direction for a distance of 35.0 feet to an existing iron pin; thence turn an angle to the left of 26 deg. 29 min. 27 sec. and run in a Northwesterly direction for a distance of 146.67 feet to an existing iron pin; thence turn an angle to the right of 67 deg. 46 min. 59 sec. and run in a Northerly direction along the West line of the NE 1/4 of the NW 1/4 of said Section 14 for a distance of 386.90 feet to an existing iron pin; thence turn an angle to the left of 115 deg. 52 min. 07 sec. and run in a Southwesterly direction for a distance of 240.49 feet to an existing iron pin being on the East right of way line of Mountain Ridge Circle; thence turn an angle to the right and run in a Northerly and Northwesterly direction along the curved East right of way line of Mountain Ridge Circle (having a radius of 50 feet and a central angle of 30 deg. 08 min. 24 sec.) and run for a distance of 26.30 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

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