

This Instrument Was Prepared By:  
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Attorneys-at-Law  
214 Lorna Square  
Birmingham, Alabama 35216

STATE OF ALABAMA  
SHELBY COUNTY

CORPORATION WARRANTY DEED  
JOINT WITH RIGHT OF SURVIVORSHIP

Inst # 1995-36171

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND 00 CENTS (US\$175,000.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Union State Bank, a Corporation (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Shahrokh Eslami and wife, Mariann Eslami, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 22, according to the map of Riverchase Country Club, First Addition, as recorded in Map Book 7, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

Note: \$140,000.00 of the above purchase price is in the form of a "purchase money mortgage" in favor of Union State Bank, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and itself successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Union State Bank, a Corporation, has hereunto set its signature by Richard Joiner its Vice President duly authorized on this the 30<sup>th</sup> day of Nov., 1995.

Union State Bank

By   
Richard Joiner - Vice President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Richard Joiner, whose name as Vice President of Union State Bank, 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 30 day of Nov, 1995.

  
Notary Public

My Commission Expires: 04/23/96

12/18/1995-36171  
10:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 43.50