

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Hossein Nilipour

NAME William H. Halbrooks
704 Independence Plaza
ADDRESS Birmingham, Alabama 35209

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and no/100-----(\$160,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Amir H. Ashtarani, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Hossein Nilipour

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

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

The property conveyed herein is not the homestead of Amir H. Ashtarani nor that of his spouse.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 171.00

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 9th day of January, 19 96

(Seal)

Amir H. Ashtarani

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amir H. Ashtarani 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 same bears date.

Given under my hand and official seal this 9th day of January, A. D., 19 96

EXHIBIT "A"

A one-half interest in the following property:

A parcel of land in the SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 3 West; thence run North 1 degree 41 minutes 08 seconds West and along the West line for a distance of 1048.57 feet to an old iron pipe; thence run North 89 degrees 48 minutes 52 seconds East for a distance of 723.0 feet; thence run North 1 degree 41 minutes 08 seconds West for a distance of 93.0 feet to the point of beginning; thence run North 5 degrees 44 minutes 38 seconds West for a distance of 746.32 feet to a point on the south right of way of Shelby County Highway No. 80; thence run North 89 degrees 21 minutes 22 seconds East and along said right of way for a distance of 904.65 feet; thence continue along said right of way North 83 degrees 25 minutes 04 seconds East for a distance of 217.45 feet to a point on the Westerly right of way of State Highway No. 119; thence run South 26 degrees 54 minutes 44 seconds East and along said right of way for a distance of 866.89 feet; thence run South 89 degrees 48 minutes 52 seconds West for a distance of 1438.21 feet to the point of beginning; being situated in Shelby county, Alabama.

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