

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

Value  
\$74,500.00

SEND TAX NOTICE TO:  
Amir H. Ashtarani  
P. O. Box 2001  
Alabaster, Alabama 35007

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA )  
COUNTY OF SHELBY ) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION, (\$10.00), DOLLARS, in hand paid to the undersigned, Metropolitan Homes, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Amir H. Ashtarani, a married man, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Part of the SW 1/4 of the SE 1/4 of Section 22, and part of the NW 1/4 of the NE 1/4 of Section 27, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the SW corner of the SE 1/4 of said Section 22, run in an Easterly direction along the South line of said SE 1/4 of said Section 22 for a distance of 718.23 feet to an existing iron pin being the point of beginning; thence turn an angle to the left of 69 degrees 40 minutes 48 seconds and run in a Northeasterly direction along the Southeast line of Lots 33, 34 and 35, Wynlake Subdivision, Phase II, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 20, Page 12 for a distance of 293.97 feet to an existing iron pin; thence turn an angle to the right of 66 degrees 22 minutes 02 seconds and run in an Easterly direction along the South line of Lot 32 of said Wynlake Subdivision for a distance of 145.0 feet to an existing iron pin being the Southeast corner of said Lot 32; thence turn an angle to the left of 8 degrees 46 minutes 04 seconds and run in an Easterly direction along the end of the road right of way for Wynlake Drive for a distance of 60.0 feet to an existing iron pin, said point being the point of beginning of a curve, said curve being concave in a Northeasterly direction and having a central angle of 44 degrees 52 minutes 06 seconds and a radius of 570.0 feet; thence turn an angle to the right (90 degrees to tangent) and run in a Southerly and Southeasterly direction along the arc of said curve for a distance of 446.37 feet to the point of ending of said curve; thence turn an angle to the right (90 degrees from tangent) and run in a Southwesterly direction for a distance of 204.07 feet to an existing iron pin; thence turn an angle to the right of 13 degrees 03 minutes 58 seconds and run in a Southwesterly direction for a distance of 97.76 feet to an existing iron pin; thence turn an angle to the left of 32 degrees 34 minutes 15 seconds and run in a Southwesterly direction for a distance of 176.68 feet to an existing iron pin; thence turn an angle to the left of 32 degrees 34 minutes 15 seconds and run in a Southeasterly direction for a distance of 381.04 feet to an existing iron pin; thence turn an angle to the right of 25 degrees 26 minutes 02

seconds and run in a Southerly direction for a distance of 488.0 feet to an existing iron pin; thence turn an angle to the right of 84 degrees 04 minutes 56 seconds and run in a Westerly direction for a distance of 375.91 feet to an existing iron pin; thence turn an angle to the right of 88 degrees 31 minutes 06 seconds and run in a Northerly direction for a distance of 1314.59 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the year 1996.
2. Right-of-Way granted to Alabama Power Company by instrument recorded in Real 40, Page 202 in Probate Office.
3. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 76; Deed Book 121, Page 191 and Deed Book 138, Page 317 in Probate Office.
4. 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 in Probate Office.
5. Restrictions, covenants and conditions as set out in instrument to be recorded in the Probate Office.
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 101, Page 76; Deed 121, Page 191 and Deed 138, Page 317 in Probate Office.

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

And said Metropolitan Homes, Inc., a corporation does for itself, its successors and assigns, covenant with the said GRANTEE, his 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 it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said Metropolitan Homes, Inc., a corporation by its President, Amir H. Ashtarani, who is authorized to execute this conveyance, has hereto set its signature and seal, this 20th day of March, 1996.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of March, 1996.

Metropolitan Homes, Inc.

 (SEAL)  
BY: Amir H. Ashtarani  
ITS: President  
GRANTOR

 (SEAL)  
Amir H. Ashtarani  
GRANTEE

THE STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby 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 20th day of March, 1996.



NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES JUNE 23, 1997

THE STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Amir H. Ashtarani, a married man, whose name is signed to the foregoing conveyance as GRANTEE, 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 the same bears date.

Given under my hand and official seal this 20th day of March, 1996.



NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES JUNE 23, 1997

Inst # 1996-09763

03/26/1996-09763  
10:17 AM CERTIFIED  
DELY COUNTY JUDGE OF PROBATE  
000 100 00.00