

SEND TAX NOTICE TO:

(Name) Hossein Nilipour
2544 18th Street South
(Address) Birmingham, Alabama 35209

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Thousand and no/100-----(\$70,000.00) Dollars

to the undersigned grantor, P.H. & Associates, 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 ** & Mahmonir Mary Mostaghimi, a married woman

Hossein Nilipour (1/2 share) and Mahmonir Mary Mostaghimi (1/2 share)
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, 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 Mahmonir Mary Mostaghimi nor that of her spouse.

04/04/1996-11037
02:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MEL 86.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their 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, has hereto set its signature and seal, this the 27th day of March 19 96.

ATTEST:

Mahmonir Mary Mostaghimi
Mahmonir Mary Mostaghimi XXXXXX

P.H. & Associates, Inc.

By

Parveez A. Oliail
Parveez A. Oliail President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Parveez A. Oliail whose name as President of P.H. & Associates, 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 the 27th day of March 19 96.

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mahmonir Mary Mostaghimi, a married woman 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of March 19 96.

Ninni H. Halbrach
Notary Public

EXHIBIT "A"

Parcel I:

Lots 1 and 2, Block 2, according to Nickerson's and Scott Survey, being a subdivision of a part of the East 1/2 of the SE 1/4 of Section 35, and a part of the NW 1/4 of the SW 1/4 of Section 36, all in Township 30, Range 3 West, and which said map is recorded in Map Book 3, Page 34 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II:

A parcel of acreage situated in the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

From the Northeast corner of said Section 2, run West along the North line of said Section for a distance of 671.98 feet to the East right of way line of U.S. Highway 31; thence turn an angle to the left of 82 deg. 00 min. and run in a Southwesterly direction along the East right of way of said highway for a distance of 138 feet to a point of beginning; thence turn an angle to the left of 92 deg. 38 min. and run in a Southeasterly direction for a distance of 249.26 feet; thence turn an angle to the left of 5 deg. 22 min. and run in an Easterly direction for a distance of 23.03 feet; thence turn an angle to the right of 91 deg. 15 min. and run in a Southerly direction for a distance of 77.10 feet; thence turn an angle to the right of 90 deg. 38 min. and run in a Westerly direction for a distance of 282.47 feet to a point on the Eastern right of way line for U.S. Highway No. 31; thence turn an angle to the right of 96 deg. 07 min. and run in a Northerly direction along said right of way line for a distance of 92 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel III:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

That certain lot of land described as commencing at the Northeast corner of Section 2, Township 21 South, Range 3 West, and run thence South 89 deg. West a distance of 676 feet to a point on the East right of way line of United States Highway No. 31 for a point of beginning; run thence with an angle of 81 deg. to the left a distance of 86 feet; run thence with an angle of 93 deg. to the left a distance of 304 feet; run thence with an angle of 87 deg. 45 min. to the left a distance of 118 feet; run thence with an angle of 98 deg. to the left a distance of 306 feet to the point of beginning; being situated in Shelby County, Alabama.

Along with a 15 foot strip of uniform width and lying immediately North of the above described land.

Parcel IV:

Part of the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, and part of the SE 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the SE 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 3 West, thence run Westerly to the centerline of an Alabama Power Company transmission line; thence run Northwesterly along said transmission line 450 feet, more or less, to its intersection with the extended South line of Lot 10, Block 2, of Nickerson-Scott Survey; thence turn an angle to the left and run Westerly 175 feet, more or less, to the most Easterly corner of the common line between Lot 10 and 9, in Block 2, of said Nickerson-Scott Survey; thence turn an angle of 90 deg. to the left and run Southerly along said East line of said block 2 a distance of 75 feet; thence turn an angle of 90 deg. to the left and run Easterly 25 feet; thence turn an angle of 90 deg. to the right and run Southerly 75 feet; thence turn an angle of 90 deg. to the right and run Westerly 25 feet to the Northeasterly corner of Lots 6 and 7 in said Block 2; thence turn an angle of 90 deg. to the left and run Southerly along the East line of said Block 2 a distance of 287.39 feet to a point on the South line of the SE 1/4 of SE 1/4, Section 35, Township 20 South, Range 3 West, which is 485.53 feet West of the Southeast corner of said Section 35; thence turn an angle to the left of 97 deg. 58 min. and run East along said South line for 115.33 feet; thence turn an angle to the right of 98 deg. 15 min. and run Southerly for a distance of 161.82 feet; thence turn an angle to the right of 81 deg. 45 min. and run Westerly 26.58 feet; thence turn an angle to the left of 88 deg. 45 min. and run Southerly 100 feet; thence turn an angle to the left of 91 deg. 15 min. and run Easterly 86.5 feet; thence turn an angle to the left of 88 deg. 45 min. and run Northerly 8.54 feet; thence turn an angle to the right of 92 deg. 43 min. and run Easterly 319.13 feet; thence turn an angle of 90 deg. 23 min. to the left and run Northerly 274 feet to the Southwest corner of said Section 36, Township 20 South, Range 3 West, the point of beginning; being situated in Shelby County, Alabama.

Inst # 1996-11037

04/04/1996-11037
02:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MEL 86.00