

**Send Tax Notice to:**  
Karsons International, Inc.  
1200 7th Street South  
Clanton, Alabama 35045

**Instrument Prepared By:**  
✓ John G. Lowther  
Attorney at Law  
3500 Independence Drive  
Birmingham, Alabama 35209

Inst # 1996-15783

## **GENERAL WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

### **KNOW ALL MEN BY THESE PRESENTS:**

This Deed is made by and between **Nouman Akbar Malik**, a married man, hereinafter called "Grantor", and **Karsons International, Inc.**, hereinafter called "Grantee".

The Grantor, for and in consideration of Ten No/100 (\$10.00) Dollars in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Karsons International, Inc., the following described real estate located in Shelby County, Alabama:

As described in Exhibit "A" attached hereto and incorporated herein by reference.

The property herein conveyed is not and never has been the homestead of Grantor or his spouse.

The mortgages recorded herewith exceed the value of the property herein conveyed.

Subject to:

1. Taxes and assessments for the year 1996, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

2. Easements, restrictions, and covenants as appear of record in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto the said Grantee its successors and assigns, in fee simple absolute forever.

Grantor covenants with the said Grantee, its successors and assigns, that he is lawfully seized

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in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be signed on this the 14 day of May, 1996.

  
\_\_\_\_\_  
Nouman Akbar Malik

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Nouman Akbar Malik, a married man, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, he executed the same voluntarily. Given under my hand and seal this 14 day of May, 1996.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 1-5-99

EXHIBIT "A"

All that tract or parcel of land being situated in the Southeast 1/4 of the Southeast 1/4; Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 4, Township 22 South, Range 2 West, described as follows: Beginning at the Northeast corner of Southwest 1/4 of Southeast 1/4, Section 4, Township 22 South, Range 2 West, run thence South 0 deg. 48 min. 37 sec. West 260 feet to a point on the state fence; thence Northwest along state fence 130 feet to a point; thence North 20 deg. 23 min. 02 sec. West 348.94 feet to a concrete right of way monument on U.S. 31; thence North 4 deg. 33 min. 04 sec. East 135.34 feet to a concrete right of way marker; thence North 9 deg. East 284.30 feet to a point; thence South 64 deg. 56 min. 47 sec. East 1127.64 feet to a point; thence North 12 deg. 34 min. 37 sec. East 51.21 feet to a point; thence North 82 deg. 26 min. 37 sec. East 320 feet to a point; thence South 68 deg. 53 min. 23 sec. East 119.34 feet to a point; thence South 0 deg. 48 min. 37 sec. West 160.34 feet to a point; thence South 38 deg. 48 min. 21 sec. West 387.66 feet to a point on a paved road; thence Northwest along road approximately 925 feet to a point; thence North 89 deg. 25 min. 24 sec. West 295.51 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following parcel of land:

Begin at the Northeast corner of Southwest 1/4 of Southeast 1/4, Section 4, Township 22 South, Range 2 West, run thence South 0 deg. 48 min. 37 sec. West 260 feet to a point on the State fence; thence Northwest along state fence 130 feet to a point; thence North 20 deg. 23 min. 02 sec. West 348.94 feet to a concrete right of way monument on the South line of an unnamed county road; thence in a southeasterly direction along the South line of said unnamed county road to a point where it intersects with the North line of the Southeast 1/4 of Southeast 1/4 of said Section 4; thence North 89 deg. 25 min. 24 sec. West 295.51 feet along said North line of Southeast 1/4 of Southeast 1/4 to the point of beginning; being situated in the Northwest 1/4 of Southeast 1/4; Southwest 1/4 of Southeast 1/4 and the Northeast 1/4 of Southeast 1/4 of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama.

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