

Inst • 1996-19825

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244
(No title examination provided)

SEND TAX NOTICE TO:
Moiz Fouladbakhsh
2468 Savoy Street
Birmingham, AL 35226

£85.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor, Parade Home Builders, Inc., a corporation, in hand paid by Moiz Fouladbakhsh, the receipt whereof is hereby acknowledged, the said Parade Home Builders, Inc., a corporation (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Moiz Fouladbakhsh (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Map of Southlake Townhomes, First Addition, as recorded in Map Book 12, Page 78, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Notice of Permitted Land Uses as set out in instrument recorded in Real 160, Page 495, recorded in said Probate Office; (3) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 129, Page 572, in Probate Office; (4) Easement to Alabama Power Company as shown by instrument recorded in Real 114, Page 134, in Probate Office; (5) 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 Deed Book 127, Page 140, and Deed Book 4, Page 542, in said Probate Office; (6) The Declaration of Protective Covenants of Southlake (Business) as recorded in Book 153, Page 395, in said Probate Office; (7) Easement to Alabama Power Company as shown by instrument recorded in Real 207, Page 366, and Real 224, Page 535, in said Probate Office; (8) Agreement with Alabama Power Company as shown by instrument recorded in Real 180, Page 656, in said Probate Office; (9) Easement to Alabama Gas Company as shown by instrument recorded in Real 180, Page 656, in said Probate Office.

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

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

06/18/1996-19825
03:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 91.00

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the

18th day of June, 1996.

WITNESSES:

PARADE HOME BUILDERS, INC.

By: _____

Moiz Fouladbakhsh
As its President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Moiz Fouladbakhsh, whose name as President of Parade Home Builders, Inc., 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 on behalf of said corporation.

Given under my hand and seal this 18th day of June, 1996.

Shirley S. Cantrell
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 21, 1997.
RENEWED UNDER NOTARY PUBLIC UNDERWRITING.

My Commission Expires: _____

Inst # 1996-19825

2 06/18/1996-19825
03:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 91.00