

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY FOUR THOUSAND FIVE HUNDRED & NO/100----
(\$24,500.00) DOLLARS to the undersigned grantor, Metropolitan Homes, Inc. a
corporation, (herein referred to as the 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 Seyed M. Mohammadi (herein
referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama:

Lot 76, according to the Survey of Wynlake Subdivision, Phase III, as recorded
in Map Book 21 page 84 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

All of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

GRANTEES' ADDRESS: 301 WYNLAKE CIRCLE MONTREAL, AL 35115

TO HAVE AND TO HOLD, To the said GRANTEE, his, her, or their heirs and assigns
forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee
simple of said premises; that they are free from all encumbrances, 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 GRANTEE,
his, her or their heirs, executors and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, A. Ashtarani, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
2nd day of October, 1996.

Metropolitan Homes, Inc.

By: [Signature]

Insk. Ashtarani, President

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

10/02/1996-32615
11:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.50

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that A. Ashtarani whose name as the 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 the 2nd day of October, 1996

[Signature]
Notary Public

COURTNEY H. MASCH, JR.
MY COMMISSION EXPIRES
3/5/99

FIRST NATIONAL BANK OF COLUMBIANA
POST OFFICE BOX 977
COLUMBIANA, ALABAMA 36051

Inst # 1996-32615