

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Metropolitan Homes, Inc.
(Address) P. O. Box 2001
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Four Thousand Nine Hundred and No/100ths (\$24,900.00) **DOLLARS**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

Amir H. Ashtarani, a married individual

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Metropolitan Homes, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 49, 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 current taxes, restrictions, building setback lines, rights of way, and easements, if any, of record.

Subject property does not constitute the homestead property of the Grantor herein, as defined by the Code of Alabama.

Inst • 1996-35083

10/21/1996-35083
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 33.50

Inst • 1996-35083

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th day of October, 19 96.

(Seal)

Amir H. Ashtarani (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amir H. Ashtarani, a married individual, whose name(s) 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of October, 19 96.

3/26/98

My Commission Expires:

Notary Public