

This instrument was prepared by

(Name) WILLIAM E. SWATEK

(Address) 230 BEARDEN ROAD, PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

_____ COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Five Hundred and 00/100 (\$7500.00) DOLLARS

to the undersigned grantor in had paid by the GRANTEES herein, the receipt whereof is acknowledge, we,

Irshad M. Khan and wife, Miriam Khan

(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ J & E Properties

in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to wit:

Part of the NW 1/2 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southeast corner of the NW 1/4 of the NW 1/4 of said section, run in a westerly direction along the south line of said 1/4-1/4 section for a distance of 583.26 feet; thence turn an angle to the right of 78 deg. 33' and run in a northwesterly direction for a distance of 1,293.11 feet, more or less, to the intersection of the centerline of 30-foot Plantation Pipeline easement and the south right-of-way line of Shelby County Highway #12; thence turn an angle to the right of 101 deg. 30' 30" and run in an easterly direction along said south right of way line for a distance of 439.98 feet; thence turn an angle to the right of 87 deg. 30' and run in a southerly direction for a distance of 301.16 feet to an existing iron pin, being the point of beginning; thence turn along last mentioned course for a distance of 100.0 feet to an existing iron pin; thence turn an angle to the left of 88 deg. 44' 42" and run in an easterly direction for a distance of 231.50 feet to an existing iron pin; thence turn an angle to the left of 91 deg. 15' 26" and run in a northerly direction for a distance of 99.83 feet to an existing iron pin; thence turn an angle to the left 88 deg. 41' 52" and run in a ^{northerly} easterly direction for a distance of 231.50 feet, more or less, to the pint of beginning, containing 23,123 square feet, more or less.

According to Survey of Lawrence D. Weygand, October 17, 1988. Reg. P.E. & L.S. #10373

This property does not constitute the homestead of the grantor herein. The grantor own other real property that does not constitute homestead.

Three Thousand Seven Hundred and Fifty Dollars (\$3,750.00) of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully sized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF,

I have hereunto set my hand(s) and seal(s), this 3rd day of

Jan., 1997.

WITNESS:

[Signature] (Seal)

Irshad M. Khan (Seal)
IRSHAD M. KHAN

[Signature] (Seal)

Miriam Khan (Seal)
MIRIAM KHAN

STATE OF ALABAMA)

Shelby COUNTY)

General Acknowledgement

01/03/1997-00276
01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 16.00

I, Jean H. Fontaine, a Notary Public in and for said County, in said State, hereby certify that Irshad M. Khan & Miriam Khan whose name was 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 was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of Jan. A.D., 1997

My Commission Expires 1-21-98

Jean H. Fontaine
Notary Public

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