

Inst # 1997-00277

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 Twenty Thousand (\$20,000.00) 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:

See Attachment Exhibit "A"

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, Irshad M. Khan have hereunto set my hand(s) and seal(s), this 30th day of Jan., 1997.

WITNESS:

[Signature] (Seal)

Irshad M. Khan (Seal)
IRSHAD M. KHAN

[Signature] (Seal)

Miriam Khan (Seal)
MIRIAM KHAN

_____ (Seal)

01/03/1997-00277
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 31.00

STATE OF ALABAMA)

SHELBY COUNTY)

General Acknowledgement

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 30th day of Jan. A.D., 1997

My Commission Expires 1-21-98

Jean H. Fontaine
Notary Public

Part of the N 1/2 of the NW 1/4 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 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 8.6 feet; thence turn an angle to the right of 98 degrees 43 minutes and run along the West right-of-way line of Alabama Highway #119 for a distance of 244.00 feet; thence turn an angle to the left of 98 degrees 43 minutes and run in a Westerly direction for a distance of 651.40 feet; thence turn an angle to the right of 76 degrees 06 minutes and run in a Northwesternly direction for a distance of 209.03 feet; thence turn an angle to the right of 102 degrees 46 minutes 30 seconds and run in a Easterly direction for a distance of 303.49 feet; thence turn an angle to the left of 91 degrees 00 minutes and run in a Northerly direction for a distance of 333.84 feet to the point of beginning; thence continue along last mentioned course a distance of 80.00 feet, more or less, to an existing iron pin; thence turn an angle to the right of 91 degrees 15 minutes 18 seconds and run in an Easterly direction for a distance of 470.47 feet to an existing iron pin being on the West right-of-way line of Alabama Highway #119; thence turn an angle to the right (87 degrees 59 minutes 10 seconds to chord) and run in a Southerly direction for a distance of 80.03 feet to an existing iron pin being on the West right-of-way line of Alabama Highway #119; thence turn an angle to the right (92 degrees 00 minutes 50 seconds from last mentioned chord line) and run in a Westerly direction for a distance of 471.53 feet, more or less, to the point of beginning.

According to Survey of Laurence D. Weygand, Reg. P.E. & L.S. #10373, dated September 26, 1986.

Situated in Shelby County, Alabama.

The legal description set out herein was furnished to preparer by the grantor herein without the benefit of survey or title search.

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

Thirteen Thousand (\$13,000.00) of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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