

CONSERVATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, that by a Decree dated the 9th day of June, 1997, rendered by the Probate Court of Shelby County, Alabama, in the case of Martha K. Beabout, a protected person, Case Number 33-262, I, Robert W. Beabout, as Conservator for Martha K. Beabout, a protected person, was granted power to sell the property hereinafter described and authorized to and directed to execute and deliver a deed conveying the interest of Martha K. Beabout in and to the property hereinafter described to Moiz Fouladbakhsh.

NOW THEREFORE, in consideration of the foregoing and the sum of ONE MILLION FIFTY THOUSAND DOLLARS (\$1,050,000.00) cash in hand paid by Moiz Fouladbakhsh, a married man, and in conformity with and pursuant to the authority of said Decree, the receipt and sufficiency of which is hereby acknowledged, I, Robert W. Beabout, as Conservator for Martha K. Beabout, a protected person, acting under the authority and decree of said court, do hereby GRANT, BARGAIN, SELL AND CONVEY unto MOIZ FOULADBAKHS, a married man, all of the right, title, interest and estate of Martha K. Beabout, a protected person, in and to the following real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

1. General and special taxes or assessments for 1997 and subsequent years not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101 page 523 and Deed Book 139 page 157 in the Office of the Probate Judge of Shelby County, Alabama.
3. Broadcast Tower Lease to TV Alabama, Inc. as shown by instrument recorded in Inst. #1996-38316 in the Office of the Probate Judge of Shelby County, Alabama. Grantor hereby retains the right to receive during the term of the Lease, including any of the three (3) additional, consecutive five (5) year renewal terms of the Lease, all rent payments made in accordance with Section 3 of the Lease less any portion of such payments that are paid under Section 13 of the Lease as additional rent resulting from any increase in property taxes levied against the Premises, as defined in the Lease, which are directly attributable to the tenant's improvements to the Premises, together with all rights of collection thereof. Provided further that Grantee does not guarantee such rent payments and is not responsible if TV Alabama, Inc. defaults under the lease.
4. Agreement with Alabama Power Company as to transmission lines recorded in Inst. #1994-34824 in the Office of the Probate Judge of Shelby County, Alabama.
5. Title to minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, reserved in instrument recorded in Deed Book 127, page 140 in the Office of the Probate Judge of Shelby County, Alabama.
6. Easement for ingress and egress as set out in Inst. #1994-10819; Inst. #1995-36395; Deed Book 339 page 753 and Deed Book 339 page 807 in the Office of the Judge of Probate of Shelby County, Alabama.
7. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record, in the Office of the Judge of Probate of Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
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And I do for Martha K. Beabout covenant with said Grantee, his heirs and assigns, that Martha K. Beabout is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that Martha K. Beabout has good right to sell and convey the same as aforesaid; that Martha K. Beabout will and her heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 11 day of July, 1997, at BIRMINGHAM, Alabama.

Martha K. Beabout, a protected person

Martha K. Beabout By: Robert W. Beabout as Conservator for Martha K. Beabout, a protected person

By:

Robert W. Beabout, Conservator

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert W. Beabout, whose name is signed to the foregoing deed as Conservator for Martha K. Beabout, a protected person, and who is known to me, acknowledged before me on this day, that being informed of the contents of the deed, that he, in his capacity as such conservator, executed the same voluntarily, pursuant to the authority and decree of the Probate Court of Shelby County, Alabama, in the case of the estate of Martha K. Beabout, a protected person, on the day the same bears date.

GIVEN under my hand and official seal of office on this 11th day of July, 1997.

Alice L. Deal

Notary Public

My Commission Expires: 5/31/98

THIS INSTRUMENT PREPARED BY:

James W. Fuhrmeister, Esq.
P.O. Box 380275
Birmingham, Alabama 35238
(205)991-6367

Commence at the SW corner of the E ½ of the E ½ of the SW ¼ of Section 30, Township 19 South, Range 2 West; thence run in a northerly direction along west boundary of said E ½ of E ½ of said ¼ section for a distance of 175.07 feet to the Point of Beginning; thence continue along the last described course for a distance of 653.04 feet; thence turn an angle to the right of 69 deg. 23 min. 06 sec. and run in a northeasterly direction for a distance of 233.69 feet; thence turn an angle to the left of 64 deg. 39 min. 12 sec. and run in a northerly direction for a distance of 68.04 feet to the Point of Beginning of a curve to the left, said curve having a central angle of 48 deg. 00 min. 00 sec. and a radius of 207.50 feet; thence run along the arc of said curve for a distance of 173.83 feet to a point on the southeasterly right of way line of Valleydale Road; thence turn an angle to the right of 100 deg. 52 min. 00 sec. from the tangent of said curve and run in a northeasterly direction along said right of way line for a distance of 586.28 feet; thence turn an angle to the right of 122 deg. 19 min. 39 sec. and run in a southerly direction for a distance of 1476.79 feet; thence turn an angle to the right of 92 deg. 14 min. 03 sec. and run in a westerly direction for a distance of 496.02 feet; thence turn an angle to the right of 87 deg. 50 min. 25 sec. and run in a northerly direction for a distance of 175.00 feet; thence turn an angle to the left of 87 deg. 49 min. 03 sec. and run in a westerly direction for a distance of 170.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.

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