

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

Eastern Office
(205) 833-1571
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FAX 988-5905

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Woodland Construction, Inc.
(Address) P. O. Box 660943
Birmingham, Alabama 35266-0943

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Forty-Nine Thousand and No/100ths 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
Woodland Construction, Inc.
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Emerald Mountain at Meadowbrook, Sector One,
as recorded in Map Book 22 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, restrictions, rights of way, current taxes and
setback lines, if any, of record.

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

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

Inst # 1997-38217

11/24/1997-38217
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 21st
day of November, 19 97.

(Seal)

Amir H. Ashtarani (Seal)
Amir H. Ashtarani

(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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of November, 19 97.

My Commission Expires: 3/7/99

Notary Public