

This instrument was prepared by  
 David F. Ovson, Attorney  
 (Name) LANGE, SIMPSON, ROBINSON & Somerville

Send Tax Notice To: Bezshan M. Dolatabadi  
 name  
116 East Stonehaven Circle  
 address

(Address) 728 Shades Creek Parkway #120, Birmingham, Alabama 35209 Birmingham, Alabama 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
 COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED SIX THOUSAND THREE HUNDRED TWENTY FIVE AND NO/100----  
 -----DOLLARS (\$106,325.00)

to the undersigned grantor, Builder's Group, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Bezshan M. Dolatabadi and wife,  
 Daphne P. Dolatabadi

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 44, according to the Survey of The Cottages at Stonehaven, First Addition, as recorded in Map Book 22, Page 87, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for the year 1998, which are a lien, but not yet due and payable until October 1, 1998.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$ 105,800.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1998-03895

02/05/1998-03895  
 10:39 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 9.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Thomas A. Davis who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of January 1998  
 Builder's Group, Inc.

ATTEST:

By Thomas A. Davis  
 Thomas A. Davis, President

STATE OF Alabama  
 COUNTY OF Jefferson

I, David F. Ovson  
 State, hereby certify that Thomas A. Davis  
 whose name as President of Builder's Group, Inc.  
 a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 30th day of January 1998

David F. Ovson  
 David F. Ovson Notary Public  
 My Commission Expires: 8/27/2000