

STATE OF ALABAMA     )

SHELBY COUNTY         )

Send Tax Notice to:

Hossein Nilipour  
2544 18th St. S.  
Birmingham, AL 35209

**STATUTORY (LIMITED) WARRANTY DEED**

The undersigned, **WILLIAM P. BUCK**, and wife, **JANIE BROWN BUCK** (collectively the "Grantors") in consideration of the sum of Two Hundred Seventy Eight Thousand, One Hundred Fifty and No/00 Dollars (\$278,150) paid by **HOSSEIN NILIPOUR**, a married man (the "Grantee"), do by these presents, grant, bargain, sell and convey unto the said Grantee a tract of land in Shelby County, Alabama, containing approximately 55.648 acres, more or less, as particularly described on **Exhibit A** to this Deed.


Said property is subject to ad valorem taxes for the current and succeeding tax years, and to all rights of way, easements, mineral reservations and other matters that may be of record.

**TO HAVE AND TO HOLD** to the said Grantee, his successors and assigns, forever.

No portion of such property constitutes the homestead of the Grantors.

It is the intent of the Grantors to convey to Grantee all of the property in Sections 22 and 27, Township 21 South, Range 3 West, Shelby County, Alabama, subject to that certain Option Agreement referred to in Instrument #1996-23229 and in Instrument #1996-26740, to the extent not previously conveyed pursuant to such Option Agreement.

**IN WITNESS WHEREOF**, the Grantors have caused this instrument to be executed, acknowledged and delivered on May 27, 1998.

  
William P. Buck

  
Janie Brown Buck

STATE OF ALABAMA     )  
JEFFERSON COUNTY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William P. Buck and wife, Janie Brown Buck, whose names are signed to the foregoing Statutory (Limited) Warranty Deed and who are known to me, acknowledged before me on this

**Inst # 1998-19829**

**05/29/1998-19829**  
**03:27 PM CERTIFIED**  
**SHELBY COUNTY JUDGE OF PROBATE**  
**003 SNA 292.00**

day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 27<sup>th</sup> day of May, 1998.

Officer Carlson  
Notary Public

My Commission Expires

3/12/01

This instrument prepared by:

William R. Sylvester, Esq.  
Walston, Wells, Anderson & Bains  
505 20th Street North  
Financial Center - Suite 500  
Birmingham, Alabama 35203

EXHIBIT "A"

A Parcel of land situated in the North 1/2 of Section 27 and the South 1/2 of Section 22, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama, being more particularly described as follows:

Commence at the N.E. corner of Section 27, Township 21 South, Range 3 West, said point also being the POINT OF BEGINNING; thence N 00deg-27'24" E for a distance of 1820.63' to a point on the southerly right-of-way line of Shelby County Highway number 80, (80' R.O.W.) also a point on a curve to the right having a central angle of 01deg-59'19" and a radius of 4098.94, said curve subtended by a chord bearing S 77deg-57'58" W and a chord distance of 142.25'; thence along the arc of said curve and along said right-of-way for a distance of 142.26'; thence S 76deg-29'37" W along said right-of-way for a distance of 562.29' to a point on a curve to the right having a central angle of 02deg-45'23" and a radius of 4627.74', said curve subtended by a chord bearing S 77deg-52'19" W and a chord distance of 222.61'; thence along the arc of said curve and along said right-of-way a distance of 222.63'; thence S 79deg-15'00" W along said right-of-way for a distance of 289.55' to a point on a curve to the right having a central angle of 0deg-57'35" and a radius of 766.82', said curve is subtended by a chord bearing S 79deg-43'48" W and a chord distance of 12.84'; thence along the arc of said curve and along said right-of-way for a distance of 12.84'; thence S 80deg-12'35" W along said right-of-way for a distance of 43.87'; thence S 00deg-01'55" W and leaving said right-of-way for a distance of 309.99'; thence N 82deg-13'48" W for a distance of 163.43'; thence S 02deg-57'25" E for a distance of 221.14'; thence S 79deg-02'35" W for a distance of 70.08' to a point on a curve to the left and having a central angle of 67deg-59'59" and a radius of 266.51', said curve subtended by a chord bearing S 45deg-02'36" W and a chord distance of 298.06'; thence along the arc of said curve a distance of 316.30'; thence S 11deg-02'37" W for a distance of 129.96'; thence S 78deg-57'23" E for a distance of 130.00'; thence S 03deg-48'11" W for a distance of 89.47'; thence S 09deg-57'24" E for a distance of 160.00'; thence S 16deg-59'54" E for a distance 142.86'; thence S 39deg-08'21" E 219.11'; thence S 59deg-01'21" E for a distance of 223.82'; thence S 87deg-29'55" E for a distance of 223.12'; thence S 88deg-53'12" E for a distance of 20.01'; thence S 86deg-10'05" E for a distance 83.02'; thence S 86deg-38'46" E for a distance of 358.76'; thence N 79deg-08'02" E for a distance of 57.04'; thence N 38deg-09'57" E for a distance of 114.07'; thence S 72deg-03'22" E for a distance of 120.00'; thence S 83deg-39'00" E for a distance of 61.03'; thence S 74deg-05'36" E for a distance of 100.00'; thence S 55deg-22'32" E for a distance of 97.42'; thence N 01deg-31'49" E for a distance of 67.42' to the POINT OF BEGINNING. Being situated in Shelby County, Alabama.

LESS AND EXCEPT any portion of the land lying within the Parcel deeded to Metropolitan Homes, Inc. from Amir Ashtarani, by deed dated 9/28/94, recorded as Instrument # 1994-29716.

05/29/1998-19829  
03:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 SNA 292.00