

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: William H. Halbrooks

Charles S. Givianpour

ADDRESS: 704 Independence Plaza

4018 St. Charles Drive

Hoover, AL 35242

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Hortense L. Jones, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Charles S. Givianpour

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

The total purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1998-38710

10/05/1998-38710  
11:08 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRH 12.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 1st day of October, 1998

(Seal)

Hortense L. Jones

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hortense L. Jones, an unmarried woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, A. D., 1998

EXHIBIT "A"

Partly in the SW 1/4 of SE 1/4 and partly in the NW 1/4 of SE 1/4 of Section 13, Township 18 South, Range 1 West, and more particularly described as follows: Commence at the SW corner of the above described SW 1/4 of SE 1/4 for the point of beginning; thence run north along the West line of said SW 1/4 of SE 1/4 and the NW 1/4 of SE 1/4 for 1875.0 feet; thence 90 deg. 00 min. right and run east for 265.37 feet; thence 87 deg. 44 min. 14 sec. right and run South 2 deg. 15 min. 46 sec. East for 1673.92 feet to the Northwesternly boundary of County Highway #41, said point being on the arc of a curve that is concave to the left in a southwesterly direction having a central angle of 10 deg. 43 min. 40 sec. and a radius of 3,047.16 feet; thence southwesterly along the arc of said curve and road boundary for 317.54 feet to the South line of the above described SW of SE 1/4; thence run South 88 deg. 15 min. 15 sec. West along the South line of last said 1/4-1/4 for 84.93 feet to the point of beginning; being situated in Shelby County, Alabama.

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