

This instrument was prepared by:
(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Moiz Fouladbakhsh
name
2468 Savoy Street
address
Birmingham, AL 35226

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Fifty Thousand and 00/100-----Dollars

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

Virginia Stogner Bailey, an unmarried woman and Jimmy W. Bailey, an unmarried man

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

Moiz Fouladbakhsh

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

All that part of the West 592 feet of the NE 1/4 of the SE 1/4 of Section
20, Township 19, Range 2 West, Shelby County, Alabama, which lies South and East of
the center line of Valleydale Road, being situated in Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining
rights and rights of way of record.

Virginia Stogner Bailey is the surviving grantee of that certain deed
recorded in Book 324, page 72 in the said Probate Office; the other grantee,
Willard L. Bailey, having died on or about March 1, 1993.

Inst # 1999-07911

02/25/1999-07911
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ CRH 858.50

TO HAVE AND 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 GRANTEES,
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 GRANTEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 7th
day of January, 19 99

_____(Seal)
_____(Seal)
_____(Seal)

Virginia Stogner Bailey (Seal)
Virginia Stogner Bailey
Jimmy W. Bailey (Seal)
Jimmy W. Bailey (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that
Virginia Stogner Bailey, an unmarried woman and Jimmy W. Bailey, an unmarried man
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 7th day of January, A.D., 19 99

[Signature]
Notary Public