

THIS INSTRUMENT PREPARED BY:

NAME William H. Halbrooks
704 Independence Plaza
ADDRESS Birmingham, Alabama 35209

Send Tax Notice To:

Mahmonir Mary Mostaghimi

3464 Westbury Road

Birmingham, AL 35223

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 One Hundred Eighty-Five Thousand and no/100-----(\$185,000.00) Dollars

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

Hossein Nilipour, a married man

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

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

My one-half interest in the following property:

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

The property conveyed herein is not the homestead Hossein Nilipour nor that of his spouse.

Inst # 1999-26931

06/28/1999-26931
11:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
805 CM 200.50

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 15th day of June, 1999.

(Seal)

Hossein Nilipour

(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 Hossein Nilipour is known to me, acknowledged before me 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, A. D., 1999.

William H. Halbrooks
Notary Public.

EXHIBIT "A"

Lots 1 and 2, Block 2, according to Nickerson's and Scoot Survey, being a subdivision of a part of the East 1/2 of the SE 1/4 of Section 35, and a part of the NW 1/4 of the SW 1/4 of Section 36, all in Township 30, Range 3 West, and which said map is recorded in Map Book 3, Page 34 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II:

A parcel of acreage situated in the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

From the Northeast corner of said Section 2, run West along the North line of said Section for a distance of 671.98 feet to the East right of way line of U.S. Highway 31; thence turn an angle to the left of 82 degrees, 00 minutes and run in a Southwesterly direction along the East right of way line of said highway for a distance of 138 feet to a point of beginning; thence turn an angle to the left of 92 degrees, 35 minutes and run in a Southeasterly direction for a distance of 249.26 feet; thence turn an angle to the left of 5 degrees, 22 minutes and run in an Easterly direction for a distance of 23.03 feet; thence turn an angle to the right of 91 degrees, 15 minutes and run in a Southerly direction for a distance of 77.10 feet; thence turn an angle to the right of 90 degrees, 38 minutes and run in a Westerly direction for a distance of 282.47 feet to a point on the Eastern right of way line for U.S. Highway No. 31; thence turn an angle to the right of 96 degrees, 07 minutes and run in a Northerly direction along said right of way line for a distance of 92 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT "A" (continued)

Parcel III:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

That certain lot of land described as commencing at the Northeast corner of Section 2, Township 21 South, Range 3 West, and run thence South 89 degrees West a distance of 676 feet to a point on the East right of way line of United States Highway No. 31 for a point of beginning; run thence with an angle of 81 degrees to the left a distance of 86 feet; run with an angle of 93 degrees to the left a distance of 304 feet; run thence with an angle of 87 degrees, 43 minutes to the left a distance of 118 feet; run thence with an angle of 118 feet; run thence with an angle of 98 degrees to the left a distance of 306 feet to the point of beginning; being situated in Shelby County, Alabama.

Along with a 15 foot strip of uniform width and lying immediately North of the above described land.

EXHIBIT "A" (continued)

Parcel IV:

Part of the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, and part of the SE 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:
Commence at the Southeast corner of the SE 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 3 West, thence run Westerly to the centerline of an Alabama Power Company transmission line; thence run Northwesternly along said transmission line 450 feet, more or less, to its intersection with the extended South line of Lot 10, Block 2, of Nickerson-Scott Survey; thence turn an angle to the left and run Westerly 175 feet, more or less, to the most Easterly corner of the common line between Lot 10 and 9, in Block 2, of said Nickerson-Scott Survey; thence turn an angle of 90 degrees to the left and run Southerly along said East line of said block 2 a distance of 75 feet; thence turn an angle of 90 degrees to the left and run Easterly 25 feet; thence turn an angle of 90 degrees to the right and run Southerly 75 feet; thence turn an angle of 90 degrees to the right and run Westerly 25 feet to the Northeasterly corner of Lots 6 and 7 in Block 2; thence turn an angle of 90 degrees to the left and run Southerly along the East line of said Block 2 a distance of 287.39 feet to a point on the South line of the SE 1/4 of SE 1/4, Section 35, Township 20 South, Range 3 West, which is 485.53 feet West of the Southeast corner of said Section 35; thence turn an angle to the left of 97 degrees, 58 minutes and run East along said South line for 115.33 feet;

EXHIBIT "A" (continued)

thence turn an angle to the right of 98 degrees, 15 minutes and run Southerly for a distance of 161.82 feet; thence turn an angle to the right of 81 degrees, 45 minutes and run Westerly 26.56 feet; thence turn an angle to the left of 88 degrees, 45 minutes and run Southerly 100 feet; thence turn an angle to the left of 91 degrees, 15 minutes and run Easterly 86.5 feet; thence turn an angle to the left of 88 degrees, 45 minutes and run Northerly 8.54 feet; thence turn an angle to the right of 92 degrees, 43 minutes and run Easterly 319.13 feet; thence turn an angle of 90 degrees, 23 minutes to the left and run Northerly 274 feet to the Southwest corner of said Section 36, Township 20 South, Range 3 West, the point of beginning; being situated in Shelby County, Alabama.

YBROTTA, JNO
ATTORNEY
0050

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