

Send Tax Notice to:
Hossein Nilipour

This Instrument Prepared By:
Harold H. Goings
Spain & Gillon, L.L.C.
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Inst # 1999-39560

09/22/1999-39560
09:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HNS 131.00

KNOW ALL MEN BY THESE PRESENTS, Than in consideration of the sum of One Hundred Seventeen Thousand Five Hundred 00/100 Dollars (\$117,500.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **Oser Properties, Inc.**, does grant, bargain, sell and convey unto **Hossein Nilipour** (herein referred to as Grantees), the following described property to wit:

Lots 71, 76, 78 & 81, according to the Survey of Weatherly King's Crest, Sector 3, Phase 3, as recorded in Map Book 18, Page 38 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted

Subject to:

1. 1999 ad valorem taxes.
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

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

And the undersigned does for itself and for its successors, and assigns covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its hands and seals this the 21st day of September, 1999.

OSER PROPERTIES, INC.

by: Thomas J. Oser
Its: President

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas J. Oser whose names as President of Oser Properties, Inc. 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 executed the same voluntarily and as the act of said corporation.

Given under my hand and official seal this 21st day of September, 1999.



Notary Public

My Commission Expires: 8/21/03

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