

Send Tax Notice to:
Hossein Nilipour
2544 18th Street South
Birmingham, AL 35209

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

KNOW ALL MEN BY THESE PRESENTS, Than in consideration of the sum of Five Thousand and 00/100 Dollars(\$5,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **Metropolitan Homes, Inc.** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Hossein Nilipour** (herein referred to as Grantee), the property which is described on Exhibit "A" which is attached hereto and incorporated herein, which real estate is situated in Shelby County, Alabama.

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

And the undersigned does for itself and for its successors, and assigns covenant with the said Grantee, his heirs, successors

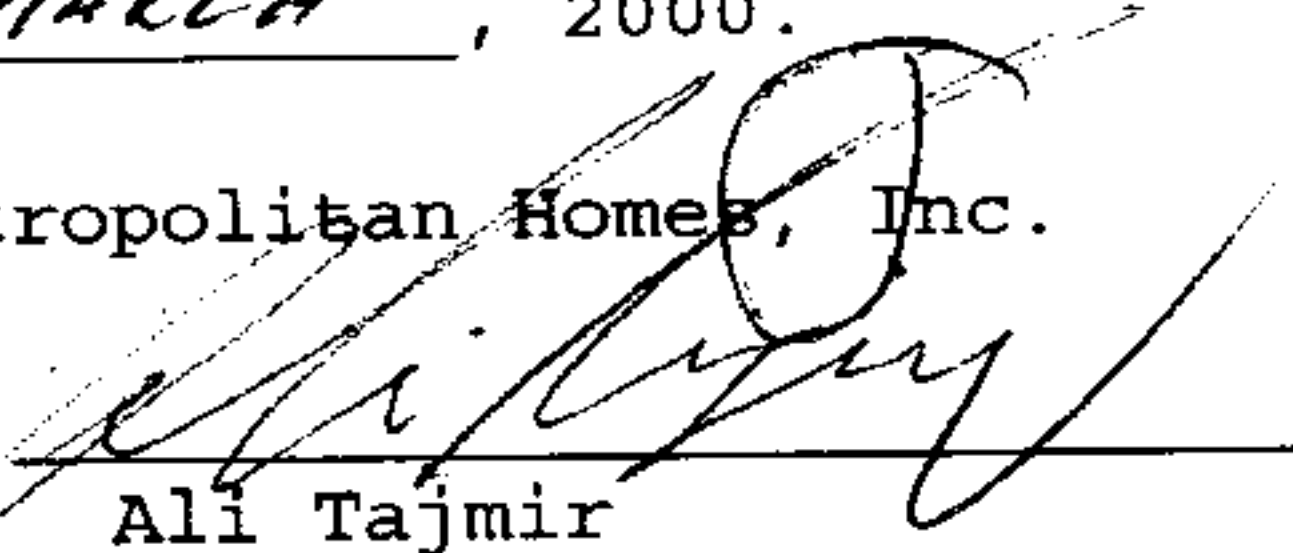
Inst # 2000-09436

03/24/2000-09436
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOB MMS 31.00

and assigns, that it is lawfully seized in fee simple of said premises; that said premises are 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, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its hands and seals this the 23 day of MARCH, 2000.

Metropolitan Homes, Inc.

BY: 

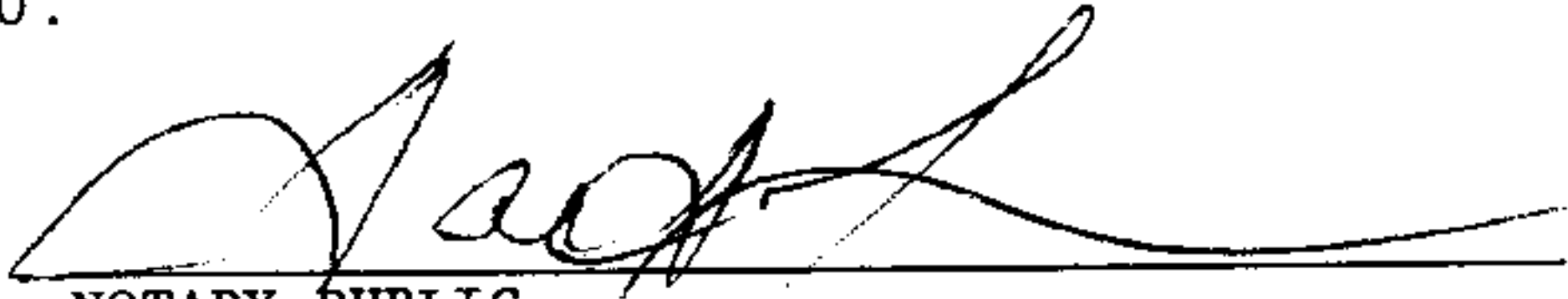
Ali Tajmir

Its Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ali Tajmir whose name as Vice President of Metropolitan Homes, 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, and with full authority, executed the same voluntarily and as the act of said corporation.

Given under my hand and official seal this 23rd day of March, 2000.


NOTARY PUBLIC

My Commission Expires 8/21/03

Exhibit A

A parcel of land situated in the N 1/2 of the NE 1/4 and the S 1/2 of the SE 1/4 of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of the NE 1/4 of the NE 1/4 of said Section 27; thence N 87deg 23' 06" W in a westerly direction along the southerly 1/4 line of said NE 1/4, a distance of 1,593.47 feet; thence N 0deg 32' 00" E a distance of 408.00 feet; thence N 15deg 54' 02" W a distance of 381.04 feet; thence N 15deg 40' 13" E a distance of 176.60 feet; thence N 40deg 14' 20" W a distance of 97.76 feet; thence N 35deg 10' 30" W a distance of 204.07 feet to a point on a curve to the right having a radius of 570.00 feet and a central angle of 44deg 52' 06", said curve having a chord bearing of N 32deg 23' 27" W and a chord distance of 435.05 feet; thence along arc of said curve a distance of 446.37 feet to end of said curve; thence N 9deg 57' 24" W a distance of 190.0 feet to the beginning of a curve to the right having a radius of 239.78 feet and a central angle of 21deg 00' 00"; said curve having a chord bearing of N 0deg 32' 36" E and a chord distance of 87.39 feet; thence along arc of said curve a distance of 87.88 feet to the end of said curve; thence N 11deg 02' 37" E a distance of 39.04 feet; thence S 70deg 57' 23" E a distance of 120.0 feet; thence S 3deg 40' 11" W a distance of 89.47 feet; thence S 9deg 57' 24" E a distance of 160.0 feet; thence S 16deg 59' 54" E a distance of 142.06 feet; thence S 39deg 08' 21" E a distance of 136.78 feet; thence S 51deg 07' 33" E a distance of 178.84 feet; thence S 72deg 15' 12" E a distance of 202.44 feet; thence S 87deg 23' 06" E a distance of 900.45 feet; thence S 63deg 04' 54" E a distance of 104.33 feet to the East line of said Section 27; thence S 1deg 31' 49" W a distance of 1,109.23 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the above property which was heretofore conveyed to Metropolitan Homes, Inc. as described in Instrument No. 1994-29716 in Probate Office.

A parcel of land situated in the SE 1/4 of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of said Section 22; thence N 0deg 27' 24" E along the East line of said Section 22 a distance of 158.04 feet to the Point of Beginning; thence N 90deg W a distance of 259.07 feet; thence N 63deg 00' 03" W a distance of 222.48 feet; thence N 50deg 54' 02" W a distance of 887.11 feet; thence N 34deg 02' 59" W a distance of 253.39 feet; thence N 10deg 20' 20" W a distance of 116.97 feet to a point on the southerly right of way line of Wynlake Drive (60' ROW); thence N 77deg 30' 56" E along said right of way line a distance of 26.31 feet; thence N 12deg 02' 47" W along said right of way line a distance of 60.0 feet to a point on a curve to the right having a radius of 15.0 feet and a central angle of 90deg; said curve having a chord bearing of N 53deg 02' 47" W and a chord distance of 22.64 feet; thence along arc of said curve a distance of 25.66 feet to end of said curve; thence N 04deg 02' 47" W a distance of 140 feet more or less; thence N 24deg 17' 26" E a distance of 97 feet more or less; thence N 09deg 47' 25" W a distance of 165.0 feet to the beginning of a curve to the right having a radius of 15.0 feet and a central angle of 90deg, said curve having a chord bearing of N 35deg 12' 35" E and a chord distance of 21.21 feet; thence along arc of said curve a distance of 23.56 feet to a point on the southerly right of way line of County Highway #80 and end of said curve; thence in a northeasterly direction along said right of way line a distance of 1,415 feet more or less to the intersection with the East Section line of said Section 22; thence S 0deg 27' 24" W along said line and leaving said right of way line, a distance of 1,662.92 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the above property which was heretofore conveyed to Metropolitan Homes, Inc., as described in Instrument No. 1996-29716 in Probate Office.

LAKE PROPERTY
LEGAL DESCRIPTION

A parcel of land situated in the S 1/2 of the SE 1/4 of Section 22, and the N 1/2 of the NE 1/4 of Section 27, all in Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of said Section 22; thence N 0 degrees, 27 minutes, 24 seconds E along the East line of said Section 22 a distance of 158.04 feet; thence N 90 degrees W a distance of 259.07 feet; thence N 63 degrees, 08 minutes, 03 seconds W a distance of 222.48 feet; thence N 58 degrees, 54 minutes, 02 seconds W a distance of 887.11 feet; thence N 34 degrees, 02 minutes, 59 seconds W a distance of 253.39 feet; thence N 10 degrees, 28 minutes, 20 seconds W a distance of 116.97 feet to a point on the southerly right of way line of Wynlake Drive (60' ROW); thence S 79 degrees, 02 minutes, 35 seconds W along said right of way line a distance of 71.33 feet to the beginning of a curve to the left having a radius of 266.51 feet and a central angle of 67 degrees, 59 minutes, 59 seconds, said curve having a chord bearing of S 45 degrees, 02 minutes, 36 seconds W and a chord distance of 298.06 feet; thence along arc of said curve and along said right of way line a distance of 316.10 feet to the end of said curve; thence S 11 degrees, 02 minutes, 37 seconds W along said right of way line a distance of 129.96 feet; thence leaving said right of way line S 78 degrees, 57 minutes, 23 seconds E a distance of 130.0 feet; thence S 3 degrees, 48 minutes, 11 seconds W a distance of 89.47 feet; thence S 9 degrees, 57 minutes, 24 seconds E a distance of 160.0 feet; thence S 16 degrees, 59 minutes, 54 seconds E a distance of 142.86 feet; thence S 39 degrees, 08 minutes, 21 seconds E a distance of 136.78 feet; thence S 51 degrees, 07 minutes, 33 seconds E a distance of 178.84 feet; thence S 72 degrees, 15 minutes, 12 seconds E a distance of 202.44 feet; thence S 87 degrees, 23 minutes, 06 seconds E a distance of 908.45 feet; thence S 63 degrees, 04 minutes, 54 seconds E a distance of 184.33 feet to the East line of said Section 27; thence N 1 degree, 31 minutes, 49 seconds E a distance of 124.51 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the above property which was heretofore conveyed to Metropolitan Homes, Inc., as described in Inst. No. 1994-29716 in Probate Office.

LESS AND EXCEPT the following:

Lots 187 and 188, according to the Survey of Wynlake, Phase 4A, as recorded in Map Book 22 page 19 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lots 186-A, according to A Resurvey of Lots 186 and 189 through 193, Wynlake, Phase 4-A, as recorded in Map Book 24 page 100 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lots 77 through 82, inclusive, and Lots 140 through 146, inclusive, and Lots 169, 170, 174, 175 through 185, inclusive, according to the Survey of the Final Plat, Wynlake, Phase 4B, as recorded in Map Book 22 page 63 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 76, according to the survey of Wynlake Subdivision, Phase III, as recorded in Map Book 21 page 84 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO, LESS AND EXCEPT the following:

See Exhibit "B".

EXHIBIT "B"

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-57'53" 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 142.25'; thence S 76deg-25'37" 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-45'21" and a radius of 4627.74', said curve subtended by a chord bearing S 77deg-32'19" W and a chord distance of 222.61'; thence along the arc of said curve and along said right-of-way a distance of 222.61'; thence S 79deg-15'00" W along said right-of-way for a distance of 289.33' to a point on a curve to the right having a central angle of 0deg-37'05" and a radius of 768.82', said curve is subtended by a chord bearing S 79deg-43'48" W and a chord distance of 12.54'; thence along the arc of said curve and along said right-of-way for a distance of 12.54'; 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 62deg-12'45" W for a distance of 163.43'; thence S 02deg-37'25" E for a distance of 221.14'; thence S 75deg-02'35" W for a distance of 70.08' to a point on a curve to the left and having a central angle of 57deg-55'53" 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 318.30'; thence S 11deg-02'37" W for a distance of 125.52'; thence S 78deg-57'23" E for a distance of 120.00'; thence S 03deg-46'17" W for a distance of 39.47'; thence S 05deg-57'24" E for a distance of 100.00'; thence S 16deg-59'54" E for a distance of 142.26'; thence S 39deg-08'21" E 216.11'; thence S 59deg-01'21" E for a distance of 223.82'; thence S 37deg-29'55" E for a distance of 223.12'; thence S 39deg-53'12" E for a distance of 20.01'; thence S 26deg-10'05" E for a distance of 33.02'; thence S 26deg-38'46" E for a distance of 358.76'; thence N 79deg-08'02" E for a distance of 37.04'; thence N 38deg-05'57" E for a distance of 114.07'; thence S 72deg-03'22" E for a distance of 120.00'; thence S 33deg-35'00" E for a distance of 61.03'; thence S 74deg-05'26" 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 37.42' to the POINT OF BEGINNING, being situated in Shelby County, Alabama.

LESS AND EXCEPT any portion of the land lying within the Parcel donated to Metropolitan Homes, Inc. from Aunt Ashtarak, by deed dated 9/28/94, recorded in the Birmingham & 1994-26718.

PARCEL II

Lot 174, according to the Final Plat of Wynlake, Phase 4B, as recorded in Map Book 22 page 63 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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09:58 AM CERTIFIED

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