

**SEND TAX NOTICES TO:**

SHADY HOLLOW DEVELOPMENT, INC.  
503 C Cahaba Park Circle,  
Birmingham, Alabama, 35242

Inst # 2001-55226

**WARRANTY DEED**

(ALONG WITH RESERVATION OF EASEMENT)

STATE OF ALABAMA  
COUNTY OF SHELBY

*\$73,500.00  
pd by mfg*

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, Changiz Gaviri a(n) ~~(un)~~ married man (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto SHADY HOLLOW DEVELOPMENT, INC. (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama (the "Conveyed Property").

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

**RESERVING HOWEVER** unto Grantor, his heirs, executors, administrators, successors, and assigns, a non-exclusive 50 foot easement for the purpose of ingress and egress across the Conveyed Property for the benefit of Grantor's property located to the south of the Conveyed Property (the "Southern Parcel"). The location of this easement shall be determined by Grantee's location, placement and dedication of roads within the Conveyed Property which connects the Southern Parcel to a public road and provides ingress and egress access to Southern Parcel (at which time this easement right will merge into and become apart of such dedicated road), or if no such road is located, placed and dedicated by Grantee within the next two years, then the owners of Southern Parcel shall select the location of such access easement and so inform Grantee.

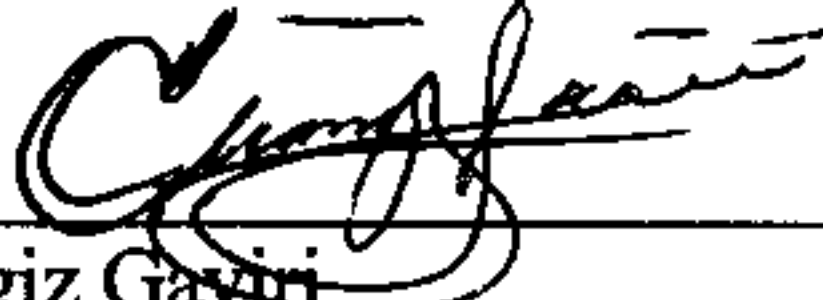
**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** does for himself, and his heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and his heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its

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successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 13 day of December, 2001.

  
\_\_\_\_\_  
Changiz Gaviri

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Changiz Gaviri, whose names is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13 day of December, 2001.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 6/1/03

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III  
Engel, Hairston, & Johanson P.C.  
P.O. Box 370027  
Birmingham, AL 35237  
(205) 328-4600

A portion of the property described on Exhibit "A" attached hereto has been previously conveyed by Grantor to Grantee by Warranty Deed recorded as Instrument No. 2001-29430 in the Office of the Judge of Probate of Shelby County, Alabama.

**EXHIBIT "A"**  
**TO**  
**WARRANTY DEED**

Grantor: Changiz Gaviri  
Grantee: SHADY HOLLOW DEVELOPMENT, INC.

Commence at the SW corner of the NW ¼ of the SW ¼ of Section 7, Township 20 South, Range 1 West; thence South 89 degrees 06 minutes 26 seconds East, a distance of 448.89 feet to the point of beginning; thence South 15 degrees 39 minutes 04 seconds East, a distance of 412.21 feet; thence South 11 degrees 02 minutes 48 seconds East, a distance of 54.25 feet to a point, said point lying on the Southerly right of way line of Shady Hollow Drive, said point also being the beginning of a non tangent curve to the left, having a radius of 375.00 feet, a central angle of 27 degrees 15 minutes 23 seconds, and subtended by a chord which bears North 86 degrees 29 minutes 57 seconds East, and a chord distance of 176.71 feet; thence along the arc of said curve and said right of way line a distance of 178.39 feet; thence South 17 degrees 07 minutes 44 seconds East and leaving said right of way line, a distance of 383.59 feet; thence North 79 degrees 15 minutes 51 seconds East, a distance of 63.21 feet; thence North 51 degrees 26 minutes 42 seconds East, a distance of 316.20 feet; thence North 66 degrees 55 minutes 57 seconds East, a distance of 139.44 feet; thence North 02 degrees 39 minutes 55 seconds East a distance of 529.43 feet; thence North 02 degrees 35 minutes 14 seconds East, a distance of 1,202.93 feet; thence North 71 degrees 01 minutes 55 seconds West, a distance of 2.22 feet to a point, said point lying on the Southerly right of way line of Shelby County Road # 336 (Prescriptive right of way), said point also being the beginning of a non tangent curve to the left having a radius of 960.94 feet, a central angle of 05 degrees 59 minutes 54 seconds, and subtended by a chord which bears South 06 degrees 17 minutes 36 seconds West, and a chord distance of 100.56 feet; thence along the arc of said curve and said right of way line, a distance of 100.60 feet; thence South 01 degrees 41 minutes 12 seconds West and along said right of way line, a distance of 209.48 feet to a point, said point being the beginning of a non tangent curve to the right, having a radius of 368.21 feet, a central angle of 65 degrees 19 minutes 18 seconds, and subtended by a chord which bears South 32 degrees 42 minutes 00 seconds West, and a chord distance of 397.42 feet; thence along the arc of said curve and said right of way line a distance of 419.79 feet to a point, said point being the beginning of a compound curve, having a radius of 1853.78 feet, a central angle of 03 degrees 29 minutes 22 seconds, and subtended by a chord which bears South 68 degrees 28 minutes 06 seconds West, and a chord distance of 112.88 feet; thence along the arc of said curve and said right of way line, a distance of 112.90 feet to a point, said point being the beginning of a compound curve, having a radius of 1853.78 feet, a central angle of 06 degrees 27 minutes 23 seconds, and subtended by a chord which bears South 73 degrees 26 minutes 29 seconds West, and a chord distance of 208.79 feet; thence along the arc of said curve and said right of way line, a distance of 208.90 feet; thence South 76 degrees 00 minutes 11 seconds West and along said right of way line, a distance of 386.54 feet; thence South 02 degrees 10 minutes 55 seconds West and leaving said right of way line, a distance of 350.87 feet to the point of beginning.

**SUBJECT TO:** i) taxes dues and payable October 1, 2001; ii) restrictions or covenants recorded in Instrument 1999/21361 and 1999/24241; iii) right of way granted to Alabama Power Company by instrument recorded in Volume 229, page 500 and Volume 234, page 887; iv) right of way to Shelby County recorded in Volume 252, page 244 and Volume 229, page 492; v) mineral and mining rights and rights incident thereto as recorded in Volume 327, page 553, Instrument 1994/36502 and 1999/24242; and vi) less and except any part of subject property lying within a road right of way.

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