

Source of Title: Instrument # 2001-14246

This instrument prepared by:

J. Michael White
Wynlake Development, LLC
P.O. Box 679
Leeds, Alabama 35094

Send Tax Notices To:

Hossein Nilipour
2544 18th Street South
Birmingham, Alabama 35209

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00)** to the undersigned grantor, **WYNLAKE DEVELOPMENT, LLC**, an Alabama limited liability company (hereinafter, the "**GRANTOR**"), who owns the land described herein, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **HOSSEIN NILIPOUR**, a married man (hereinafter, the "**GRANTEE**"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 74 according to the Survey of Phase III Wynlake Subdivision, as recorded in Map Book 21, page 84, in the Probate Office of Shelby County, Alabama.

Subject to the following Permitted Exceptions:

1. 2002 property taxes not yet due and payable;
2. Right of Way granted to Alabama Power Company by instrument recorded in Real 40, page 202; Volume 245, page 264; Volume 101, page 76; Volume 121, page 191; and Volume 138, page 317, in the Probate Office of Shelby County, Alabama;
3. Mineral and mining rights and rights incident thereto recorded in Real 15, page 375, in the Probate Office of Shelby County, Alabama;
4. Rights or encumbrances relating to any part of the property lying within a road right of way; and
5. That certain mortgage recorded by Instrument # 2001-14247, in the Probate Office of Shelby County, Alabama.

Together with all rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD to said **GRANTEE**, its successors and assigns, forever.

01/04/2002-00858
02:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
39.00
002 MEL

Inst # 2002-00858

And the GRANTOR does, for itself, its administrators, successors and assigns, covenant with the GRANTEE, his heirs, executors and assigns, that GRANTOR is lawfully seized in fee simple of said premises subject to the Permitted Exceptions; that they are free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, its administrators, successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set its signature under seal, this the 4th day of January, 2002.

WYNLAKE DEVELOPMENT, LLC
An Alabama limited liability company

BY: SERMA Holdings, LLC
An Alabama limited liability company
Its Operating Manager


BY: J. Michael White, its Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that J. Michael White, whose name as manager of SERMA Holdings, LLC, a limited liability company, who is the operating manager of Wynlake Development, LLC, a limited liability company, 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 manager and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the, 4th day of January, 2002.


NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb. 10, 2002.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

01/04/2002-00858
02:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 39.00

Inst # 2002-00858