

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Moiz Fouladbakhsh
2057 Valleydale Road, Suite 200
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Three Hundred Five Thousand and 00/100 (\$305,000.00) to the undersigned grantors, Michael D. England and wife, Deborah Renee England, and Nell F. England Andrews, a married woman (hereinafter referred to as "Grantors"), in hand paid by Moiz Fouladbakhsh (hereinafter referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129, at Page 566, in the Probate Office of Shelby County, Alabama; (3) Right of Way granted to Shelby County by instrument recorded in Deed Book 179, at Page 442, in Probate Office; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 4, at page 542, in Probate Office; (5) Less and except any portion of the land lying within road and road right of way.

Nell F. England is the surviving grantee of deed recorded in Deed Book 306, at Pages 305 and 684 in the Probate Office of Shelby County, Alabama; the other grantee, Ralph D. England, having died on or about February 18, 1980.

Nell F. England Andrews is one and the same as Nell F. England, Parcel II.

This property does not constitute the homestead of Nell F. England Andrews.

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

And Grantors do for themselves, their heirs and assigns, covenant with the Grantee, his heirs and assigns, that they are lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above;

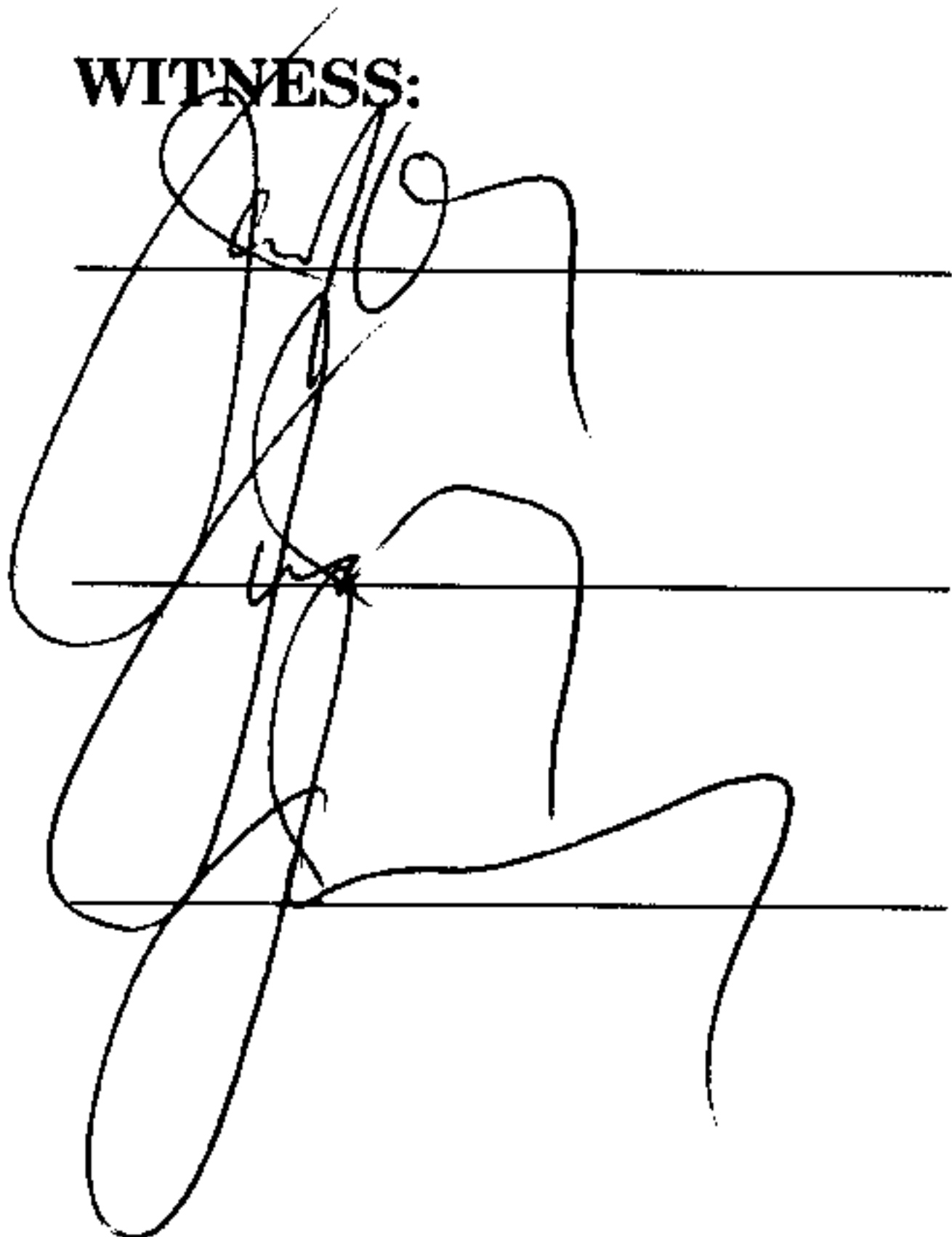
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SHELBY COUNTY JUDGE OF PROBATE
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that they have a good right to sell and convey the premises as aforesaid; that they will, and their heirs and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 4th day of January, 2002.

WITNESS:



Michael D. England
Michael D. England

Deborah Renee England
Deborah Renee England

Nell F. England Andrews
Nell F. England Andrews

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. England, and wife, Deborah Renee England, and Nell F. England Andrews, a married woman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11 day of January, 2002.


Notary Public

My commission expires: July 14, 03

Parcel I

A part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows: Commence at the Southwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20 Township 19 South, Range 2 West, thence run North 1 deg. 14 min. 46 sec. East along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 278.20 feet to the centerline of Valleydale Road, thence run North 45 deg. 44 min. 46 sec. East along said centerline a distance of 20.00 feet; thence run North 1 deg. 14 min. 46 sec. East for a distance of 55.80 feet to the Northern right of way of Valleydale Road, also being the point of beginning; thence continue along last described course for a distance of 244.20 feet; thence run North 43 deg. 37 min. 05 sec. East for a distance of 181.00 feet; thence run South 1 deg. 14 min. 46 sec. West a distance of 252.38 feet to the Northern right of way of Valleydale Road, said point being on a curve to the right said curve having a radius of 5689.65 feet and an arc distance of 175.05 feet; thence run along the chord of said curve S 45 deg. 25 min. 25 sec. for a chord distance of 175.04 feet to the point of beginning. Being situated in Shelby County, Alabama.

Parcel II

A part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama. Being more particularly described as follows: Commence at the SW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 19 South, Range 2 West, thence run N 1 deg. 14 min. 46 sec. East along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 278.20 feet to the centerline of Valleydale Road; thence run North 45 deg. 44 min. 46 sec. East along said centerline a distance of 20.00 feet; thence run North 1 deg. 14 min. 46 sec. East for a distance of 300.00 feet to the point of beginning; thence continue along last described course a distance of 268.18 feet; thence run S 88 deg. 45 min. 14 sec. East for a distance of 244.64 feet; thence run S 1 deg. 14 min. 46 sec. West a distance of 255.42 feet to the Northern right of way of Valleydale Road, said point being on a curve to the right said curve having a radius of 5689.65 feet and an arc distance of 181.98 feet; thence run along the chord of said curve South 43 deg. 37 min. 34 sec. for a chord distance of 181.97 feet; thence run North 1 deg. 14 min. 46 sec. East for a distance of 252.38 feet; thence run South 43 deg. 37 min. 05 sec. West for a distance of 181.00 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Exhibit A

Inst # 2002-02721

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