

SEND TAX NOTICES TO:

MIRAJ, INC.

4570 Highway 25 East,
Montevallo, Alabama, 35115

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Six Hundred Eighty Thousand and 00/100 Dollars (\$680,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Salim M. Rajpari**, a ~~(a)~~ married man and **Shafiq A. Samji**, a ~~(an)~~ unmarried man (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **MIRAJ, INC.** (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

A portion of the SW ¼ of the NE ¼ of Section 3, Township 24, Range 12 East, more particularly described as follows:

Beginning at a point on the Western boundary of said SW ¼ of NE ¼ of Section 3, Township 24, Range 12 East, where it intersects the Southern boundary of the right of way of Montevallo and Calera Highway, and run Easterly along the Southern boundary of said Highway a distance of 300 feet, more or less, to a stake; run thence in a Southerly direction and parallel with the Western side of said SW ¼ of NE ¼ a distance of 200 feet; run thence in a Westerly direction and parallel with the South boundary of said Highway 300 feet, more or less, to the Western boundary of said SW ¼ of NE ¼, 200 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

LESS AND EXCEPT land as described in deed recorded in Real Book 369, page 845, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: i) taxes dues and payable October 1, 2002; ii) permit to Alabama Power Company recorded in Deed Book 191, page 200; iii) rights acquired by the condemnation of right of way for present Highway # 25, recorded in Probate Minutes Book 7, page 398; and iv) mineral and mining rights not owned by Grantor.

[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.]

TO HAVE AND TO HOLD the described premises to Grantee, their heirs, executors, successors and assigns forever.

AND THE GRANTOR does for themselves, and their heirs, executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 6 day of February, 2002.



Salim M. Rajpari



Shafiq A. Samji

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Salim M. Rajpari and Shafiq A. Samji, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6 day of February, 2002



NOTARY PUBLIC

My Commission Expires: 6/7/03

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

Inst # 2002-06914

02/08/2002-06914
02:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00