

This instrument was prepared by:
Martin, Rawson & Woosley, P.C.
2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

SEND TAX NOTICE:
Parastoo Farzad
103 Chase Creek Circle
Pelham, Alabama 35124

Warranty Deed

State of Alabama
Shelby County

Know All Men By These Presents,

That in consideration of **One Hundred Thousand Five Hundred Dollars and no/100 (\$100,500.00)** and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we,

JAMES C. BRENKUS, AN UNMARRIED MAN

(herein referred to as grantors) does grant, bargain, sell and convey unto

PARASTOO FARZAD AND BAHMAN FARZAD

(herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 52, ACCORDING TO THE MAP AND SURVEY OF CHASE CREEK TOWNHOMES, PHASE I, AS RECORDED IN MAP BOOK 18, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, CURRENT TAXES, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY, OF RECORD.

\$ 98,911.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs and assigns forever.

And I (we) do for ourselves and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I (we) are lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 27TH day of June, 2002.


JAMES C. BRENKUS

The State of Alabama

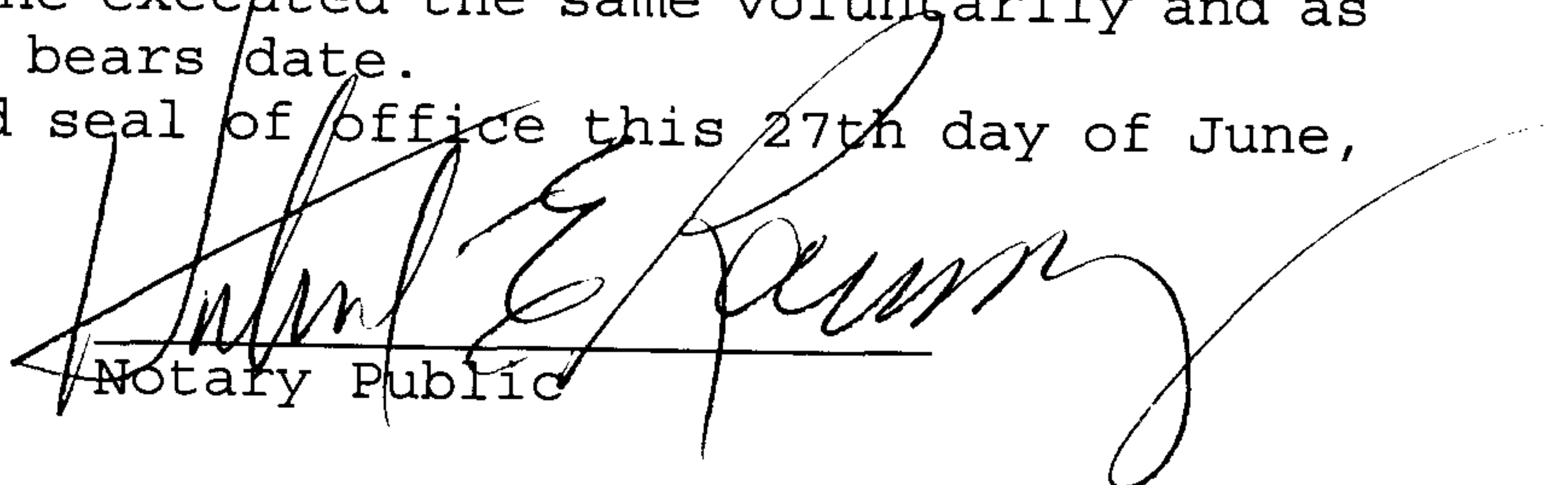
Jefferson County

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that James C. Brenkus, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office this 27th day of June, 2002.

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 7, 2005


Notary Public