

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Moiz Fouladbakhsh
2057 Valleydale Road, Suite 200
Birmingham, AL 35244

STATE OF ALABAMA)

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GENERAL WARRANTY DEED

COUNTY OF SHELBY)

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KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Seventy-Five Thousand and 00/100 (\$475,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **J. Allen Chesser, and wife Betty S. Chesser**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Moiz Fouladbakhsh**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Exhibit "A" is attached hereto and made a part hereof.

Subject To:

1. Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002.
2. 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 13 Page 180 in the Probate Office.
3. Restrictions, covenants and restrictions as set out in Inst. No. 1996-11736 in the Probate Court.
4. Grading and drainage easement to Birmingham Realty Company, as set out by Inst. No. 1998-40007, in the Probate Office.
5. Terms and condition of Access Easement by and between Birmingham Realty Company and J. Allen Chesser and Betty S. Chesser, as set out by Inst. No. 1999-03820, in the Probate Office.

J. Allen Chesser is one and the same person as John Allen Chesser, Sr. and John Allen Chesser.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 3rd day of July, 2002.

J. Allen Chesser By: *Betty S. Chesser*
J. Allen Chesser

by Betty S. Chesser, Attorney in Fact

Betty S. Chesser
Betty S. Chesser

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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My Commission Expires:

~~6-5-2003~~



Notary Public

6-5-2003

EXHIBIT "A"
LEGAL DESCRIPTION

From the true Southwest corner of the SW 1/4 of the SE 1/4 of Section 27, Township 19 South, Range 1 West, run thence North along the West boundary of said SW 1/4 of SE 1/4, a distance of 598.26 feet to a point on the Northerly boundary of County Highway No. 47 (80' R.O.W.); thence turn 51 degrees 08 minutes 18 seconds right and run 407.69 feet along said Highway boundary to the point of beginning of herein described parcel of land; thence turn 60 degrees 59 minutes 27 seconds left and run 804.31 feet; thence turn 90 degrees 08 minutes 50 seconds right and run 586.0 feet; thence turn 90 degrees 08 minutes 50 seconds left and run 199.94 feet to a point on the Southerly boundary of U.S. Highway 280; thence turn 118 degrees 54 minutes 25 seconds right and run 239.96 feet along said Highway boundary; thence turn 28 degrees 23 minutes 21 seconds left and run 99.90 feet along said Highway boundary; thence turn 43 degrees 26 minutes 46 seconds right and run 128.39 feet along said Highway boundary; thence turn 74 degrees 01 minutes 07 seconds right and run 158.30 feet along said Highway boundary to a point on the Northerly boundary of County Highway 47; thence turn 19 degrees 37 minutes 42 seconds right and run 266.0 feet along said County Highway 47 boundary and the following courses; 02 degrees 22 minutes 17 seconds right for 163.98 feet; 02 degrees 47 minutes 31 seconds right for 175.57 feet; 05 degrees 02 minutes 19 seconds right for 239.25 feet; thence turn 03 degrees 10 minutes 41 seconds right and run 285.59 feet along said Highway boundary to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

Together with that certain non-exclusive easement for ingress and egress for pedestrian and vehicular traffic to and from subject property described hereinabove, as set out in Inst. No. 1999-03820 in the Probate Office of Shelby County, Alabama.

A handwritten signature in black ink, appearing to be 'JSC' or similar, located in the bottom right corner of the page.