

C. Fred Daniels
Cabaniss, Johnston, Gardner,
Dumas & O=Neal
2001 Park Place North, Suite 700
Birmingham, Alabama 35203

Baron Properties, LLC
2057 Valleydale Road, Suite 200
Birmingham, Alabama 35244

20031229000825540 Pg 1/2 664.00
Shelby Cnty Judge of Probate,AL
12/29/2003 11:34:00 FILED/CERTIFIED

STATE OF ALABAMA)
: KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned **MOIZ FOULADBAKHS**, a married man ("Grantor"), in hand paid by **BARON PROPERTIES, LLC** ("Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

All that part of the west 592 feet of the NE ¼ of the SE ¼ of Section 20, Township 19, Range 2 West, Shelby County, Alabama, which lies South and East of the center line of Valleydale Road, being situated in Shelby County, Alabama.

The Property is conveyed subject to the following:

1. General and special taxes and assessments not yet due and payable.
2. Fire district and library district assessments not yet due and payable.
3. Mining and mineral rights not owned by Grantors.
4. All applicable zoning ordinances.

This conveyance is intended to convey the entire interest of the Grantor.

The Property is not the homestead of the Grantor.

TO HAVE AND TO HOLD unto the said Grantee and Grantee 's successors and assigns forever.

And said Grantor does for himself and for his heirs and assigns, covenants with the said Grantee and Grantee 's successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs and assigns shall, warrant and defend the same to the said Grantee and Grantee 's successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereto set his signature and seal this the 8th day of October, 2003



MOIZ FOULADBAKHS

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MOIZ FOULADBAKHS**, whose name 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 such conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of October, 2003.



Notary Public

[SEAL]

My commission expires September 14, 2006