

THIS INSTRUMENT WAS PREPARED BY :

Keith A. Morgan
Attorney at Law
4 Office Park Circle, Suite 114A
Birmingham, AL 35223

SEND TAX NOTICE TO:

Mr. Alex Kahn
4235 – 5th Avenue South
Birmingham, AL 35222

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of One Hundred Thirty-Nine Thousand Seven Hundred Fifty and 00/100 Dollars (\$139,750.00) and other good and valuable consideration in hand paid by the grantee, the receipt whereof is hereby acknowledged, we, the undersigned grantors, Adair Properties, LLC an Alabama Limited Liability Company and Tommy Fish, a married man, do hereby grant, bargain, sell and convey unto Alex Kahn and Aslam Kahn, hereinafter referred to as grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

1. Commence at the SE corner of the SE ¼ of the SE ¼ of Section 20, Township 20 South, Range 2 East; thence run west along the South line of said ¼- ¼ for 106.52 feet to the Westerly right of way of Alabama State Highway #25; thence 84 degrees 43 minutes 38 seconds right run Northerly along said right of way for 452.10 feet to the point of beginning; thence continue last described course for 208.00 feet; thence 85 degrees 30 minutes 50 seconds left run Westerly 210.05 feet; thence 94 degrees 29 minutes 10 seconds left run Southerly for 208.00 feet; thence 85 degrees 30 minutes 50 seconds left run Easterly 210.05 feet to the point of beginning. Situated in Shelby County, Alabama.

and

2. Commence at the SE corner of Section 20 Township 20 South Range 2 East; thence run Westerly along the south line thereof for 107.78 feet to the westerly right of way of Alabama State Highway #25 and the point of beginning; thence continue last described course for 2531.88 feet; thence 89 degrees 11 minutes 45 seconds right run Northerly 728.00 feet; thence 89 degrees 59 minutes 20 seconds right run Easterly 2471.49 feet to the westerly right of way of said Alabama State Highway #25; thence 85 degrees 30 minutes 33 seconds right run Southerly along said right of way for 766.37 feet to the point of beginning. Containing 42.83 acres.

Less and Except:

Commence at the SE corner of the SE ¼ of the SE ¼ of Section 20, Township 20 South

Range 2 East; thence run west along the South line of said ¼- ¼ for 106.52 feet to the Westerly right of way of Alabama State Highway #25; thence 84 degrees 43 minutes 38 seconds right run Northerly along said right of way for 452.10 feet to the point of beginning; thence continue last described course for 208.00 feet ; thence 85 degrees 30 minutes 50 seconds left run Westerly 210.05 feet; thence 94 degrees 29 minutes 10 seconds left run Southerly for 208.00 feet; thence 85 degrees 30 minutes 50 seconds left run Easterly 210.05 feet to the point of beginning. Situated in Shelby County, Alabama.

Both properties when considered together as one parcel are more commonly known as:

Begin at the Southeast corner of Section 20, Township 20 South, Range 2 East; thence run Westerly along the South line thereof for 107.78 feet to the Westerly right of way of Alabama State Highway #25 and the point of beginning; thence continue last described course for 2531.88 feet; thence 89 degrees 11 minutes 45 seconds right run Northerly 728.00 feet; thence 89 degrees 59 minutes 20 seconds right run Easterly 2471.49 feet to the Westerly right of way of Alabama State Highway #25; thence 85 degrees 30 minutes 33 seconds right run Southerly along said right of way for 766.37 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to the survey of Thomas E. Simmons, RLS #12945, dated June 12, 2003.

PROPERTY SOLD IN "AS-IS" CONDITION.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTORS OR THEIR SPOUSES.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING PROPERTY TAXES, A LIEN BUT NOT YET PAYABLE.

\$130,000.00 of the purchase price recited herein was provided in the form of a purchase money mortgage executed simultaneously herewith.

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

And said Grantors do for themselves, their heirs, successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said Grantee, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

Alex Kahn and Aftab Kahn are one and the same person.

Tommy Fish and Thomas W. Fish are one and the same person.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of
February, 2004.

Brad Adair as Member
(Grantor) Adair Properties, LLC by
Brad Adair its Member and Agent

Tommy Fish
(Grantor) Tommy Fish

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

CORPORATE ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brad Adair, Member of Adair Properties, LLC, an Alabama Limited Liability Company, 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 this conveyance, he, with such power and authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 2nd day of February,
2004.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: **July 9, 2004**
BONDED THRU NOTARY PUBLIC UNDERWRITERS

DeAnna Meyer
NOTARY PUBLIC
My Commission Expires: 7-9-04

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County and State, hereby certify that Tommy Fish, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of February, 2004.

DeAnna Meyer
Notary Public
My commission expires: 7-9-04

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: **July 9, 2004**
BONDED THRU NOTARY PUBLIC UNDERWRITERS