



20040608000306230 Pg 1/3 337.00  
Shelby Cnty Judge of Probate, AL  
06/08/2004 08:47:00 FILED/CERTIFIED

\$1,680,00

Send Tax Notice to:  
Moiz Fouladbakhsh  
2057 Valleydale Road  
Pelham, Alabama 35124

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **RICE LAND COMPANY, L.L.C.**, an Alabama limited liability company (hereafter referred to as the "Grantor"), in hand paid by **MOIZ FOULADBAKHS** (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

**All that certain real property described more fully on Exhibit "A" attached hereto and incorporated fully herein by reference.**

**SUBJECT TO:** *\$1,280,000 of the purchase price is being paid by the mortgage.*

1. 2004 ad valorem taxes, a lien due and payable October 1, 2004.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 102, page 138, Deed Book 104, page 525, Deed Book 141, page 198, in the Probate Office of Shelby County, Alabama.
3. 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 of Shelby County, Alabama.
4. Restrictions, covenants, and conditions as set out in Map Book 23, page 55, in the Probate Office of Shelby County, Alabama.
5. Any and all other recorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** to the said Grantee, and to the heirs, executors and assigns of such Grantee in fee simple forever.

**AND THE GRANTOR DOES**, for itself, its successors, executors and assigns, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor, its successors, executors and assigns, will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereto set its hand and seal on this the 7th day of June, 2004.

“Grantor”

**RICE LAND COMPANY, L.L.C.**

By: 

Name: G. Bart Rice

Title: Member

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that G. Bart Rice, whose name as Member of Rice Land Company, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

GIVEN under my hand and seal, this 7th day of June, 2004.

{ SEAL }

  
Notary Public

My Commission Expires: 2/13/07

**This instrument prepared by:**

Timothy D. Davis

Attorney at Law

Sirote & Permutt, P.C.

2311 Highland Avenue South - 35205

P.O. Box 55727

Birmingham, Alabama 35255-5727

## **EXHIBIT "A"**

### **Property Description**

Lot A, Rice Addition to U. S. Highway 280, Alabama, as recorded in Map Book 23, page 65, in the Probate Office of Shelby County, Alabama.