

**SEND TAX NOTICES TO:**

B. A. S., L.L.P.  
200 Citation Court,  
Birmingham, Alabama, 35209

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Zeyad Shunnarah** a (X) married man (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **B. A. S., L.L.P.** (herein referred to as "Grantees") the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

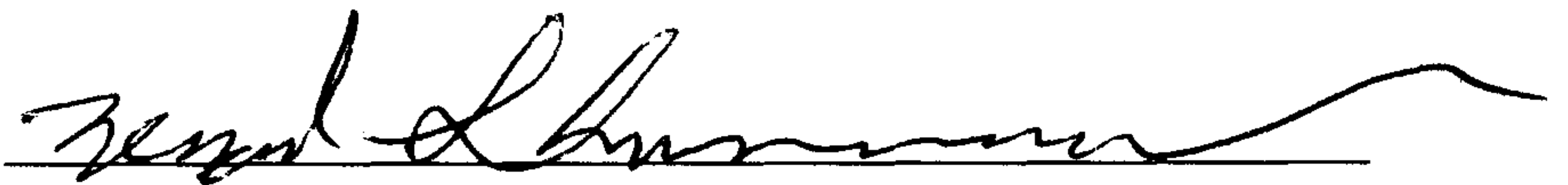
[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]


**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 17 day of May, 2005.

  
Zeyad Shunnarah

STATE OF ALABAMA  
JEFFERSON COUNTY

  
20050524000251710 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/24/2005 12:20:47PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Zeyad Shunnarah, whose name 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19 day of May, 2005.

  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600



## EXHIBIT "A"

From the Northeast corner of the NE 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, proceed Westerly along the North line thereof a distance of 424.27 feet to a point on the Southwesterly right-of-way of U.S. Highway # 280 (Four Lane), the POINT OF BEGINNING of herein described parcel of land; thence turn 01 degrees 59 minutes 24 seconds left and continue in a Westerly direction a distance of 341.68 feet; thence turn 141 degrees 20 minutes 07 seconds left and proceed Southeasterly a distance of 529.17 feet; thence turn 01 degrees 03 minutes 20 seconds right and continue in a Southeasterly direction a distance of 210 feet to a point on the Westerly boundary of Knox Street; thence turn 83 degrees 23 minutes 30 seconds left and proceed Northeasterly along the Westerly R/W boundary of said street a distance of 210 feet to a point on the Southwesterly R/W line of U.S. Highway #280; thence turn 96 degrees 36 minutes 30 seconds left and proceed Northwesterly along said R/W line a distance of 500.42 feet to the POINT OF BEGINNING of herein described parcel of land.

The above described property is located in the NE 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama.

According to the survey of Billy Martin, AL REG 10559, dated July 1, 1994.

**SUBJECT TO:** i) taxes and assessments for the year 2005, a lien but not yet payable; ii) Transmission line permits to Alabama Power Company recorded in Deed Book 129, Page 256 and Deed Book 212, Page 553 in the Probate Office; iii) Road rights of way on record in evidence through use; and iv) coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.