

**SEND TAX NOTICES TO:**

Amin I. Issa  
5230 Cottage Circle  
Hoover, Alabama, 35226

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

*\$90,000  
is purchase  
price for  
2/3 interest*  
**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **PARVEZ ISSA**, a(n) ~~un~~married man and **SOHAIL ISSA** a(n) ~~un~~married man (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **AMIN I. ISSA** (herein referred to as "Grantee") his rights to the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

Following this conveyance, the property described on Exhibit "A" will be jointly owned by AMIN I. ISSA and ROSHAN ISSA

[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 \_\_\_\_ day of June, 2006.

**PARVEZ ISSA**

By: *Parvez Issa*

Sohail Issa

(His Attorney In Fact)

*Sohail Issa*

Sohail Issa

(Individually)

Shelby County, AL 07/31/2006  
State of Alabama

Deed Tax: \$90.00

*Engel H. H. H.*

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sohail Issa, whose name as Attorney in Fact of PARVEZ ISSA, 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 said instrument, he, as such attorney in fact, and with full authority, executed the same voluntarily, as an act of said PARVEZ ISSA, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 13<sup>th</sup> day of July, 2006.

  
NOTARY PUBLIC

My Commission Expires: 5-29-09

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sohail Issa, 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 13<sup>th</sup> day of July, 2006.

  
NOTARY PUBLIC

My Commission Expires: 5-29-9

THIS INSTRUMENT PREPARED (WITHOUT THE  
BENEFIT OF TITLE EXAMINATION) 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"

Lot 4-A, according to the survey of Oak Mountain Commerce Place, as recorded in Map Book 18, page 58, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the following non-exclusive easement, being 24 feet in width, for ingress and egress, to and from the property across Lot 4, Oak Mountain Commerce Place, as recorded in Map Book 18, page 58, in the Probate Office of Shelby County, Alabama, as such easement is more particularly described as follows:

A strip of land located in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 31, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the Northwestern corner of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; thence in an easterly direction along the Northerly line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 1228.08 feet to the intersection with the Westerly right of way line of U.S. Highway 31 South; thence 95°55'44" right in a Southerly direction along said right of way line a distance of 780.00 feet to the Northeast corner of Lot 4, Oak Mountain Commerce Place, recorded in Map Book 18, page 58, Instrument 1994/11733 in the Probate Office of Shelby County, Alabama; thence 90° right in a Northwesternly direction along the Northerly line of said Lot 4, a distance of 157.20 feet to the point of beginning and the centerline of a 24 foot Access Easement, said easement lying 12 feet on each side of and perpendicular to said centerline; thence 90° left in a Southwesterly direction, a distance of 163.99 feet to the Southerly line of said Lot 4 and the end of herein described easement.

Also, a non-exclusive easement for ingress and egress to the property from U.S. Highway 31 South over and across the strip of land being approximately 50 feet in length which is adjacent to and south of the property.

Also, a non-exclusive easement for ingress and egress to the property by means of the easement described in paragraph 1 above from U.S. Highway 31 South, over and across the main entrance to Oak Mountain Commerce Place Shopping Center, which is located adjacent to and directly north of Lot 3, Oak Mountain Commerce Place.

SUBJECT TO: i) taxes and assessments for the year 2006, a lien but not yet payable; ii) easements recorded in Instrument 1994/16545 and 1993/40397; iii) protective covenants recorded in Instrument 1994/14608 and 1994/16542; iv) transmission line permit to Alabama Power Company recorded as Instrument 1994/3243 and in Deed Book 194, page 63, Deed Book 181, page 228, and Deed Book 112, page 258; v) amendment to restrictions or covenants recorded in Instrument 1997/15775; vi) 10 foot waterline easement on east as shown by recorded map; and vii) coal, oil, gas and mineral and mining rights which are not owned by Grantor.