

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
1920 Valleydale Road
Birmingham, AL 35244

Send Tax Notice to:
Hamid R. Khorramabadi
303 Laurel Road
Calera, Alabama 35040

STATE OF ALABAMA
COUNTY OF JEFFERSON

TRUSTEE’S WARRANTY DEED


20070601000255820 1/1 \$31.50
Shelby Cnty Judge of Probate, AL
06/01/2007 10:54:23AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Three Hundred Fifty Two Thousand Five Hundred and NO/100 (\$352,500.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Sue A Whittle, Trustee, under the Whittle Living Trust dated 04/09/97 and any amendments thereto**(hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Hamid R. Khorramabadi and Dolores Marie Khorramabadi** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

The following described real estate situated in Shelby County, Alabama, to-wit:

A portion of the SE 1/4 of Section 31, Township 21 South, Range 2 West, more particularly described as follows: Begin at the NE corner of the NE 1/4 of the SE 1/4 of Section 31, Township 21 South, Range 2 West, and run Southerly along the East side of said 1/4-1/4 for 30.02 feet to a point of the South right of way of a 60-foot wide dedicated county road; thence turn an angle of 92 degrees 18 minutes 24 seconds to the right and run Westerly along the said South R.O.W. for 904.69 feet to the point of beginning; thence continue Westerly along the same line for 439.16 feet; then at an angle of 91 degrees 14 minutes 02 seconds to the left and run Southerly for 994.26 feet to an iron at a fence corner (said corner being accepted by V.R. Davis as the true property corner; fence being erected by the adjoining property owners to the South); then turn an angle of 89 degrees 19 minutes 26 minutes to the left and run Easterly along the said fence for 439.09 feet to the iron; then turn an angle of 90 degrees 40 minutes 34 seconds to the left and run Northerly for 989.98 feet back to the point of beginning.

Note: \$332,000.00 of the above purchase price is in the form of a mortgage in favor of Union State Bank, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for herself and her successors and assigns covenant with the said GRANTEES, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that she has a good right to sell and convey the same as aforesaid; that she will and her successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **Sue A Whittle, Trustee, under the Whittle Living Trust dated 04/09/97 and any amendments thereto**, has hereunto set her signature on this the 30th day of **May, 2007**.

Shelby County, AL 06/01/2007
State of Alabama
Deed Tax: \$20.50



Sue A Whittle, Trustee, under the Whittle Living Trust dated 04/09/97 and any amendments thereto

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Sue A Whittle, Trustee, under the Whittle Living Trust dated 04/09/97 and any amendments thereto**, 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, she as such duly authorized Trustee executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this the 30th day of **May, 2007**.



G. Wray Morse - Notary Public

My Commission Expires: **9/10/2008**