


This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:

  
20080811000321820 1/4 \$6620.00  
Shelby Cnty Judge of Probate, AL  
08/11/2008 10:27:23AM FILED/CERT

**STATUTORY WARRANTY DEED**

T-78806

**STATE OF ALABAMA )  
SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Charles S. Givianpour, a married man, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Delaney Exchange, LLC, (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

**SUBJECT TO:** Those certain permitted exceptions as set forth on Exhibit B attached hereto and incorporated by reference herein.

Grantor represents and warrants that there are no fire dues owing or applicable to the property conveyed by this deed.

The property conveyed herein is not the homestead of the Grantor or his spouse.

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

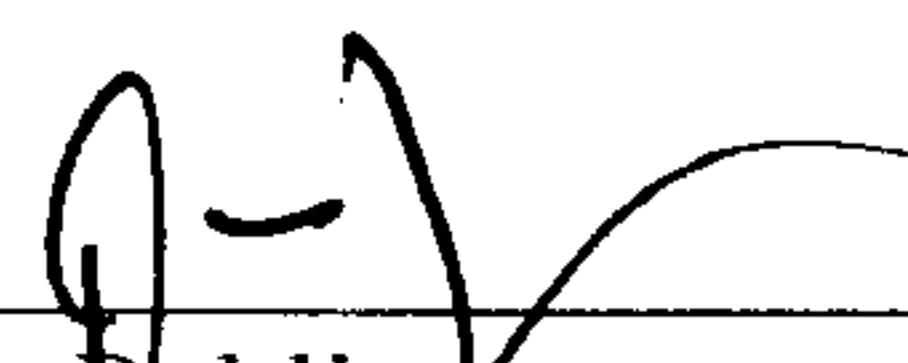
**IN WITNESS WHEREOF,** the undersigned has hereunto set his hand and seal, this the 8 day of August, 2008.

  
\_\_\_\_\_  
Charles S. Givianpour

**STATE OF ALABAMA )  
 COUNTY )**


I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Charles S. Givianpour, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of August, 2008.

  
\_\_\_\_\_  
Notary Public  
My Commission Exp. 3-1-2010

**EXHIBIT 'A' CHARLES S. GIVIAN POUR TO DELANEY EXCHANGE LLC**  
**STEWART TITLE GUARANTY COMPANY**

**COMMITMENT**  
**SCHEDULE C**  
**LEGAL DESCRIPTION**

  
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Issuing Office File No.: T-78806

**PARCEL I:**

**Township 20 South, Range 1 West, Shelby County, Alabama, to wit:**

**SECTION 29:**

**The East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ ; the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ ; the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .**

**SECTION 30:**

**The South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ ; the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ ; the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .**

**SECTION 31:**

**The Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ .**

**Township 20 South, Range 2 West, Shelby County, Alabama:**

**SECTION: 23:**

**The Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$**

**SECTION 24:**

**The Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ ; the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ .**

**SECTION 25:**

**The Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ ; the Southwest  $\frac{1}{4}$ ; the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ ; the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;**

**A part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  described as being a 6 acre block in the Northwest corner of  $\frac{1}{4}$  -  $\frac{1}{4}$ ;**

**A part of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  described as follows:**

**Commencing at the Southeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  and run North 150 yards (450 feet) to a road; thence run Westerly along the road to C.L. Mooney's land; thence South to the Southwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$ ; thence East to the Southeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  and the point of beginning.**




# ***Stewart Title Guaranty Company***

## **COMMITMENT**

### **SCHEDULE C**

*(continued)*

  
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Agent File No.: **T-78806A**

#### **SECTION 26:**

**All that part of the Northeast  $\frac{1}{4}$  and all that part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  which lies South of the following described line to wit:**

**Commencing where the Clear Prong of Yellow Leaf Creek is intersected by the North and South median line of said Section and run in a straight line to the point where said creek is intersected by the East boundary of said Section;**

**The West  $\frac{1}{2}$ , EXCEPT the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ ; the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , EXCEPT the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and LESS AND EXCEPT the following described parcel from the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;**

**Commence at the Southwest corner of said Section 26 and proceed North 02 degrees 32 minutes 48 seconds West along the West boundary line of said Section for a distance of 688.38 feet; thence run North 88 degrees 38 minutes 46 seconds East for a distance of 2,268.45 feet to the point of beginning; thence continue North 88 degrees 38 minutes 46 seconds East for a distance of 940.0 feet; thence run North 55 degrees 15 minutes 57 seconds West for 91.32 feet; thence run North 33 degrees 12 minutes 32 seconds West for a distance of 180.70 feet; thence run South 88 degrees 38 minutes 46 seconds West for a distance of 770.85 feet; thence run South 01 degrees 21 minutes 14 seconds East for a distance of 207.30 feet back to the point of beginning.**

**Ten acres evenly off the West side of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , LESS AND EXCEPT, the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .**

#### **SECTION 36:**

**The Northeast Quarter**

**LESS AND EXCEPT any part of subject property lying within a roadway or easement.**


#### **PARCEL II:**

**The West  $\frac{1}{2}$  of Northwest  $\frac{1}{4}$  of Section 31, Township 20 South, Range 1 West.**

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**EXHIBIT B TO REDEMPTION DEED FROM CHARLES S. GIVIANPOUR TO DELANEY  
EXCHANGE, LLC**

**EXCEPTIONS**

  
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1. Taxes due in the year 2008 and thereafter.
2. Mineral and mining rights and all rights incident thereto not owned by the Grantor.
3. Deed of Conservation Easement as recorded in Instrument Number 20061229000635150.
4. Right of way granted to Shelby County, Alabama as recorded in Instrument Number 20060911000449200 (24-20-2W).
5. Lis Pendens as recorded in Instrument Number 20080411000149300 (24-20-2W)
6. Less and except that portion condemned in Case PR-2006-00323 as recorded in Instrument Number 20080619000250220; Instrument Number 20080619000250230 and Instrument Number 20080619000250240 (24 & 25, 20-2N).
7. Underground Communication Line Easement granted to Level 3 Communications, LLC as recorded in Instrument Number 2000-00007.
8. Public road easement to Shelby County, subject to terms, conditions and limitations of same, recorded in Instrument Number 1999-25487.
9. Road enhancement easement, forestry road easement and residential access easements as referenced in Instrument Number 2001-64668.
10. Subject to any part of subject property lying within a roadway or easement.
11. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
12. Non-exclusive Private Road Easement to William P. Buck, Sr., recorded in Instrument Number 2000-23008.
13. Non-Exclusive Private Road Easement to William P. Buck, Sr. recorded in Instrument Number 1994-21472 and Instrument Number 1996-24898.
14. Right of way granted to Alabama Power Company as set out in Instrument(s) recorded in Deed Book 222, Page 112.
15. Grant of Easement/Right of way to Shelby County, Alabama or City of Pelham, Alabama, as recorded in Instrument Number 2001-44669.
16. Non-Exclusive Easement for ingress and egress to Josie Griffin Chanplee as recorded in Book 100, Page 729.
17. Lack of access to the SE ¼ of the NE ¼ of Section 23, Township 20 South, Range 2 West

Shelby County, AL 08/11/2008  
State of Alabama

Deed Tax: \$6600.00