

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:  
**Wallace, Ellis, Fowler & Head**  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
**Parade Homebuilders, Inc.**  
**2200 Valleydale Road, Suite 200**  
**Birmingham, AL 35244**

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Three Hundred Thousand and no/00 Dollars (\$300,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Moiz Fouladbakhsh, a single man, (herein referred to as grantor, whether one or more)** does by these presents grant, bargain, sell and convey unto, **Parade Home Builders, Inc. (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

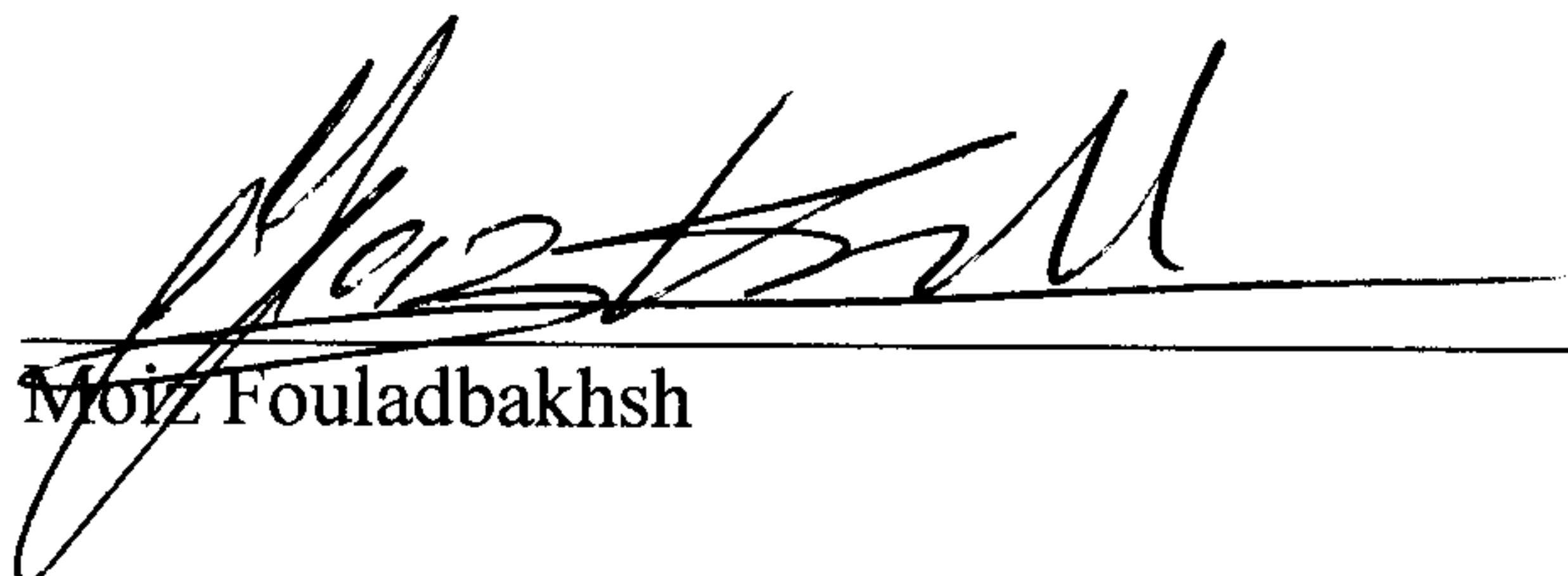
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2009 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

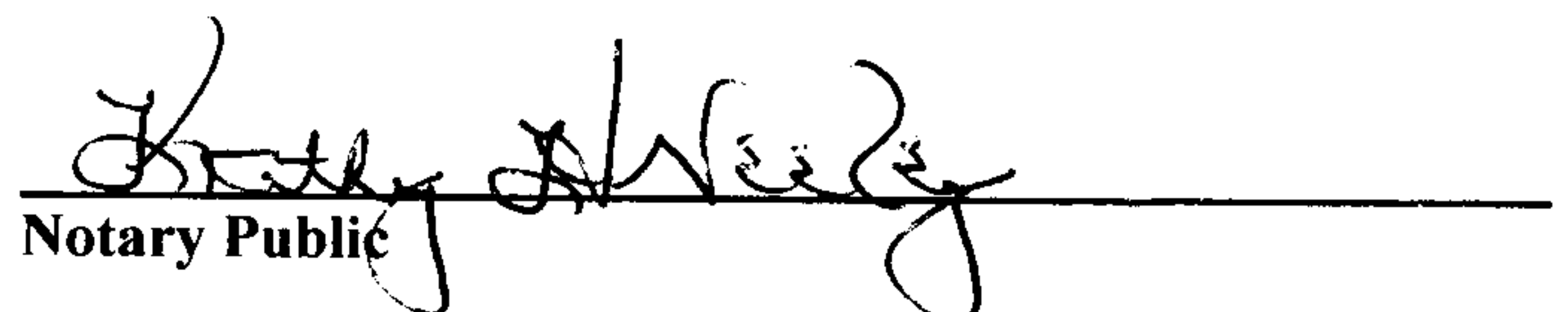
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 7<sup>th</sup> day of August, 2009.

  
Moiz Fouladbakhsh

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Moiz Fouladbakhsh**, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of August, 2009.

  
Notary Public

My Commission Expires: 04-01-2013

All of the above recited consideration was paid from a mortgage filed simultaneously herewith.

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land as situated in the NW 1/4 of the SE 1/4 of section 26, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the intersection of the South right of way line of U. S. Highway 280 (300 foot right of way) and the Westerly right of way line of County Road 39 (right of way varies); thence run Southwesterly along the said right of way line of U. S. Highway 280 along the arc of a curve to the left having a radius of 11,309.16 feet for an arc length of 281.47 feet (delta = 01 deg. 25 min. 33 sec., chord length = 281.47 feet) to the point of beginning; thence from the chord of said curve turn an interior angle to the right of 97 deg. 02 min. 58 sec. and run Southerly for a distance of 187.42 feet; thence turn an interior angle to the left of 169 deg. 36 min. 00 sec. and run southwesterly for a distance of 211.15 feet; thence turn interior angle to the left of 195 deg. 35 min. 59 sec. and run Southerly for a distance of 208.67 feet; thence turn an interior angle to the left of 87 deg. 34 min. 00 sec. and run Westerly for a distance of 280.77 feet; thence turn an interior angle to the left of 87 deg. 57 min. 40 sec. and run Northerly for a distance of 570.39 feet to a point on the southerly right of way line of U. S. Highway 280 (300 foot right of way) to a point on a curve to the right having a radius of 11309.16 feet; thence turn an interior angle left to the chord of said curve of 97 deg. 49 min. 17 sec. and run Northeasterly for an arc length of 310.35 feet (delta = 01 deg. 34 min. 20 sec., chord length = 310.34 feet) to the point of beginning; being situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL  
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