

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:
VOP 2, LLC
2200 Valleydale Road, Suite 200
Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor, Moiz Fouladbakhsh, an unmarried man, in hand paid by VOP 2, LLC, an Alabama limited liability company, the receipt whereof is hereby acknowledged, the said Moiz Fouladbakhsh, an unmarried man (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said VOP 2, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, Valleydale Office Plaza as recorded in Map Book 42, Page 16, in the Office of the Judge of Probate Shelby County, Alabama, being described by metes and bounds as follows:

A parcel of land situated in the Northeast one-quarter of the Southeast one-quarter of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama, being further described as follows:

Begin at the Northwest corner of Lot 2, Valleydale Office Plaza, as recorded in Map Book 42, Page 16, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Southeasterly direction along the North line of said Lot 2 for a distance of 122.66 feet to a gsa capped rebar and the Northeast corner of said Lot 2; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the right and run in a Southwesterly direction along the East line of said Lot 2 for a distance of 251.36 feet to a gsa capped rebar, said point being on the Northernmost right of way line of Valleydale Road (80' right of way) and a point on curve to the left, said curve having a radius of 5689.68 feet, a central angle of 01 degrees 30 minutes 34 seconds, an interior angle of 137 degrees 54 minutes 32 seconds to the left to chord of said curve

for a chord distance of 149.90 feet; thence run along arc of said curve and along said right of way for a distance of 149.90 feet to the Southwest corner of said Lot 2 and a point on a compound curve to the right, thence leaving said Northernmost right of way, said curve having a radius of 87.00 feet, a central angle of 41 degrees 49 minutes 54 seconds, an interior angle of 63 degrees 00 minutes 25 seconds from chord to chord of said curve for a chord distance of 62.12 feet; thence run along arc of said curve and along the West boundary of said Lot 2 for a distance of 63.52 feet; thence run along a line tangent to last describe curve for a distance of 304.58 feet to the POINT OF BEGINNING.

SUBJECT TO: (1) Current taxes; (2) Easements and Restrictions of record.

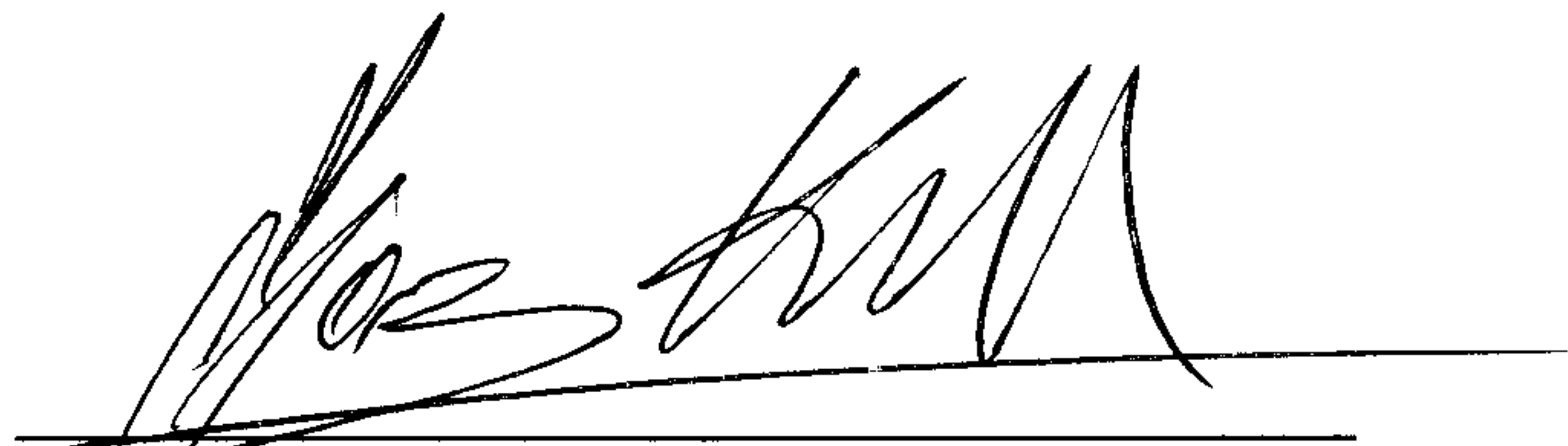
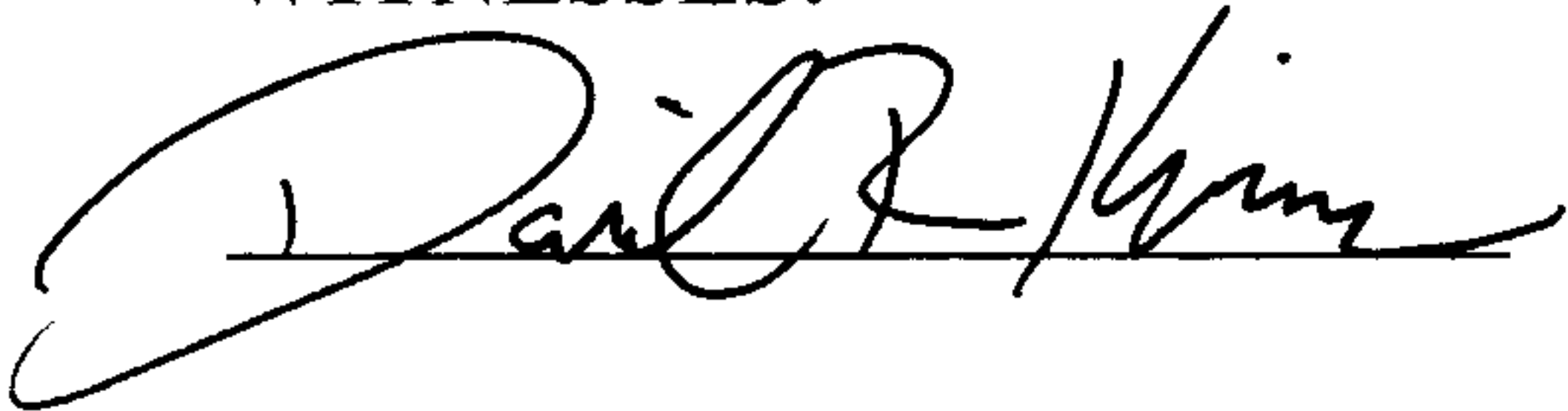
The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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


And said Grantor does for himself, his heirs and assigns, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 2nd day of March, 2012.

WITNESSES:


Moiz Fouladbakhsh

STATE OF ALABAMA)
COUNTY OF SHELBY)


20120307000080910 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/07/2012 02:28:44 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Moiz Fouladbakhsh, an unmarried man, 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 seal this 2nd day of March, 2011.

Dana L. Campbell

Notary Public

My Commission Expires: May 10, 2013