

20120702000231870 1/3 \$150.50
Shelby Cnty Judge of Probate, AL
07/02/2012 01:53:56 PM FILED/CERT

SEND TAX NOTICES TO:
THE BIRMINGHAM DUPLICATE
BRIDGE CLUB
Attn: Ann Dyer
144 Business Center Drive
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred Seventy Thousand and 00/100 Dollars (\$570,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, Kambiz Adeli, a(n) (un)married person (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto THE BIRMINGHAM DUPLICATE BRIDGE CLUB, an Alabama non-profit corporation (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

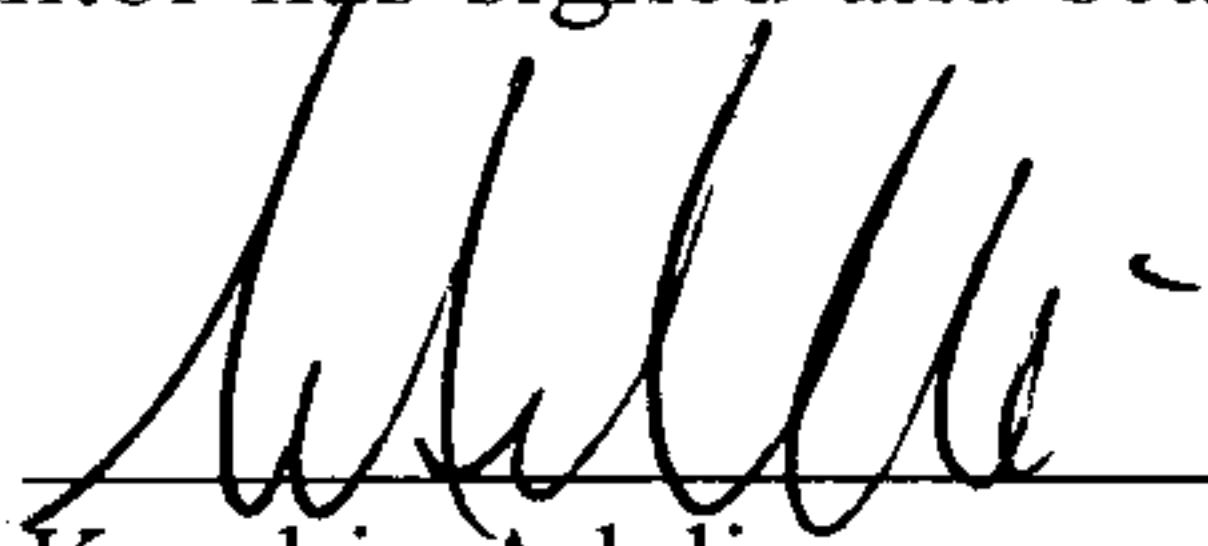
[\$437,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 28 day of June, 2012.

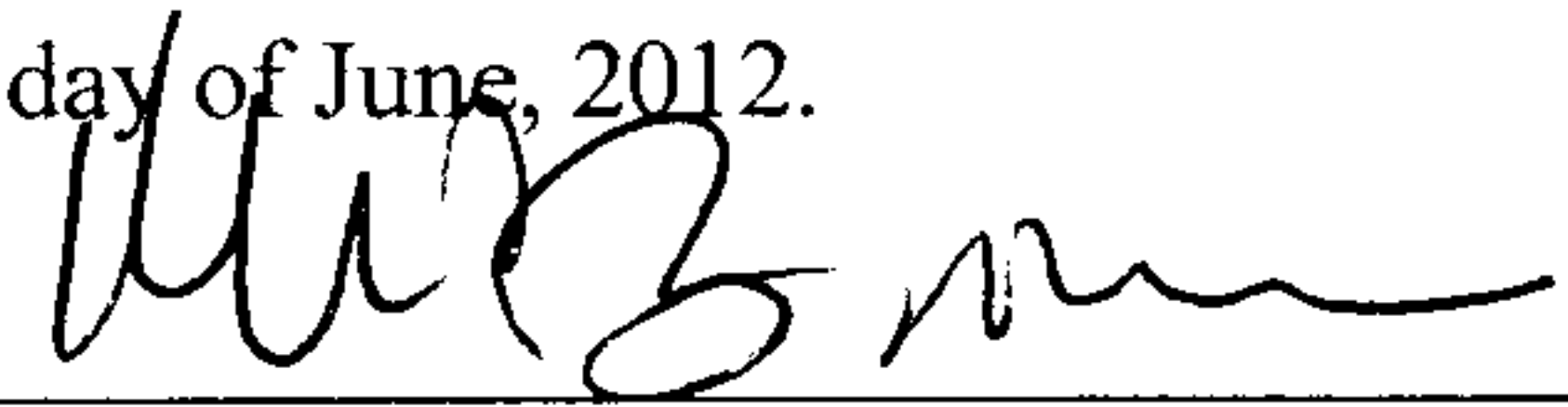

Kambiz Adeli

L.S.
(Individually)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kambiz Adeli, whose name is signed to the foregoing instrument, and who are 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 28 day of June, 2012.



NOTARY PUBLIC

My Commission Expires: 12/11/2012

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William C. Brown
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600


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EXHIBIT "A"

A parcel of land located in the East half of the Southwest Quarter of Section 30, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of said East half of said Southwest Quarter; thence in a Southerly direction along the West line of said East half, a distance of 1185.11 feet to the Point of Beginning; thence continue along last described course, a distance of 208.66 feet; thence 87°44' left, in an Easterly direction, a distance of 280.97 feet to a point on the Westerly right of way line of Business Center Drive; thence 92°16' left, in a Northerly direction along said right of way line, a distance of 208.66 feet; thence 87°44' left, in a Westerly direction, a distance of 280.97 feet to the Point of Beginning, said parcel being located in the Valleydale Business Center as recorded in Map Book 8, page 170 in the Office of the Judge of Probate in Shelby County, Alabama.



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Shelby County, AL 07/02/2012
State of Alabama
Deed Tax:\$132.50