

IN WITNESS WHEREOF, the undersigned, has hereto set his, her signature and seal this
the 2nd day of May, 2013.

Cathayoun Bailey
Cathayoun Bailey,
As Personal Representative of the Estate of
Masoumeh Gazipura, deceased, Probate Case
No.: PR-2012-000457

STATE OF New York)
Ulster COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Cathayoun Bailey whose name as Personal Representative of the Estate of Masoumeh Gazipura, deceased, Probate Case No.: 2012-000457 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 Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

GIVEN under my hand and official seal on this the 2nd day of May,
2013 ..

TERRY GORDON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GO6213009
Qualified in Ulster County
Commission Expires Oct. 26 2013

Terry Gordon
Notary Public

My Commission Expires: Oct. 26, 2013



20130509000191990 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
05/09/2013 08:35:05 AM FILED/CERT

EXHIBIT "A"
DESCRIPTION OF PROPERTY

Parcel I

Begin at the SE corner of SE ¼ of SE ¼, Section 12, Township 20 S, Range 4 W, thence run North along the East line of said SE ¼ of SE ¼ a distance of 505.5 feet for point of beginning, being also Point "C"; thence continue said course along said East line a distance of 617.95 feet, turn left an angle of 96 degrees 17 minutes 10 seconds a distance of 1057.35 feet to the East right-of-way boundary of Bessemer-Montevallo Road, turn left an angle of 89 degrees 04 minutes along said East right-of-way boundary a distance of 192.81 feet to the point of a curve concave Westery, whose delta angle is 50 degrees 08 minutes 10 seconds, a radius of 493.37 feet, tangent to 230.78 feet, arc of 431.72 feet, continue along said East right-of-way boundary and along the arc of said curve a distance of 431.72 feet, thence continue along the tangent to said curve a distance of 167.83 feet, turn left an angle of 98 degrees 35 minutes a distance of 558.26 feet to Point "B", said point being on the South line of said SE ¼ of SE ¼ thence turn left an angle of 70 degrees 05 minutes a distance of 727.4 feet, turn right an angle of 05 degrees 52 minutes a distance of 269.32 feet to the point of beginning, or Point "C", the property line for Point "B" to Point "C" being the edge or crest of Mountain; being in SE ¼ of SE ¼, Section 12, Township 20 S, Range 4 West, Shelby County, Alabama.

Also known as Parcel No. 12-1-12-0-000-014.000.

Less and Except that property conveyed in deeds: Book 215, Page 735; Inst. No. 1997-24826; Inst. No. 2001-24927; Inst. No. 20030709000433490; Inst. No. 20030709000433500; Inst. No. 20030325000177720 and Inst. No. 20050404000151550.

Parcel II

Commence at the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 12, Township 20 South, Range 4 West, Shelby County, Alabama and run thence South 00 degrees 08 minutes 32 seconds East a distance of 638.91 feet to a point; thence run North 86 degrees 04 minutes 05 seconds West a distance of 581.65 feet to a point; thence run South 56 degrees 02 minutes 05 seconds West a distance of 333.77 feet to a set rebar corner and the point of beginning of the property, Parcel 1, being described; thence run north 76 degrees 29 minutes 03 seconds West a distance of 210.62 feet to a set rebar corner on the Easterly margin of Highway No. 52 in a curve to the left having a central angle of 18 degrees 24 minutes 04 seconds and a radius of 493.37 feet; thence run Southwesterly along the arc of said curve an arc distance of 158.45 feet to a rebar corner; thence run South 70 degrees 26 minutes 00 seconds East a distance of 133.67 feet to a set rebar corner; thence run North 48 degrees 22 minutes 28 seconds East a distance of 203.58 feet to the point of beginning.

Also known as Parcel No. 12-1-12-0-000-014.007.

x Cathy Bailey
Cathayoun Bailey, as Personal Representative
of the Estate of Masoumeh Gazipura, deceased
Probate Case No.: PR-2012-000457



20130509000191990 3/4 \$22.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Cathayoun Bailey, as Personal Representative of the Estate of Masoumeh Gazipura
Mailing Address P. O. Box 146 Pine Bush, NY 12566
Grantee's Name Camellia England
Mailing Address 2895 Columbia Drive Oceanside, CA 92056

Property Address ~~1112 Calhoun Way~~ / ~~1112 Calhoun Way~~
Date of Sale
Total Purchase Price \$
Actual Value \$

* Assessor's Market Value \$ 59930.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
X Other Grantee is the Devisee in the Will of Masoumeh Gazipura Probate Case No.: PR-2012-000457

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5-2-2013
Cathayoun Bailey, as Personal Representative of
Print of the Estate of Masoumeh Gazipura

Unattested Jenny Gordon Sign Cathayoun Bailey
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

