

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

SEND TAX NOTICE TO:
Foulad Properties, LLC
2200 Valleydale Road, Suite 200
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and 00/100 (\$10.00) to the undersigned grantor, Parade Home Builders, Inc., an Alabama corporation, (hereinafter referred to as “Grantor”), in hand paid by Foulad Properties, LLC (hereinafter referred to as “Grantee”), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

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 11,309.16 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.

SUBJECT TO: (1) Current taxes; (2) All easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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

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

Shelby County, AL 09/25/2013
State of Alabama
Deed Tax:\$300.00


20130925000386560 1/3 \$320.00
Shelby Cnty Judge of Probate, AL
09/25/2013 02:50:03 PM FILED/CERT

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 25th day of September, 2013.

WITNESS:

A. Marshall

Parade Home Builders, Inc.

By:

Moiz Fouladbakhsh
Moiz Fouladbakhsh, as its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Moiz Fouladbakhsh, whose name as President of Parade Home Builders, Inc., an Alabama corporation, 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, in his capacity as such President, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25th day of September, 2013.

Anne P. Marshall
Notary Public

My commission expires: 3/7/2015
y

20130925000386560 2/3 \$320.00
Shelby Cnty Judge of Probate, AL
09/25/2013 02:50:03 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Parade Home Builders, Inc.
Mailing Address 2200 Valleydale Road, Ste. 200
Birmingham, AL 35244

Grantee's Name Foulad Properties, LLC
Mailing Address 2200 Valleydale Road, Ste. 200
Birmingham, AL 35244

Property Address Part of NW 1/4 of the SE 1/4 of
Section 26, TS 19 South,
Range 1 West
Shelby County, Alabama


Date of Sale September 25, 2013
Total Purchase Price \$ 300,000.00

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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
☐ Other _____


20130925000386560 3/3 \$320.00
Shelby Cnty Judge of Probate, AL
09/25/2013 02:50:03 PM FILED/CERT

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 _____

Print _____

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1