

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Portrait Homes 17, LLC
P. O. Box 361405
Hoover, AL 35236

(property address is: vacant lots in Shelby County, AL)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Two Hundred Seventy-Eight Thousand and No/100 ---
----- (\$278,000.00) Dollars
(as evidenced by closing statement)
to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we, Hossein Nilipour, a married man
(whose address is: 2544 18th St S, Birmingham AL 35209)
(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Portrait Homes 17, LLC
(whose address is: PO Box 361405, Hoover AL 35236)
(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 of the property which is incorporated
herein for all purposes.

Subject to: Current taxes, easements, restrictions, and rights-of-way of record.

The above described property does not constitute the homestead of the grantor,
nor his spouse.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors and assigns, that 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, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 1st
day of March, 2017.

Hossein Nilipour (Seal) _____ (Seal)

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Hossein Nilipour whose name(s) is/are
signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he/she/they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, A.D., 2017

My Commission Expires: 4/21/20

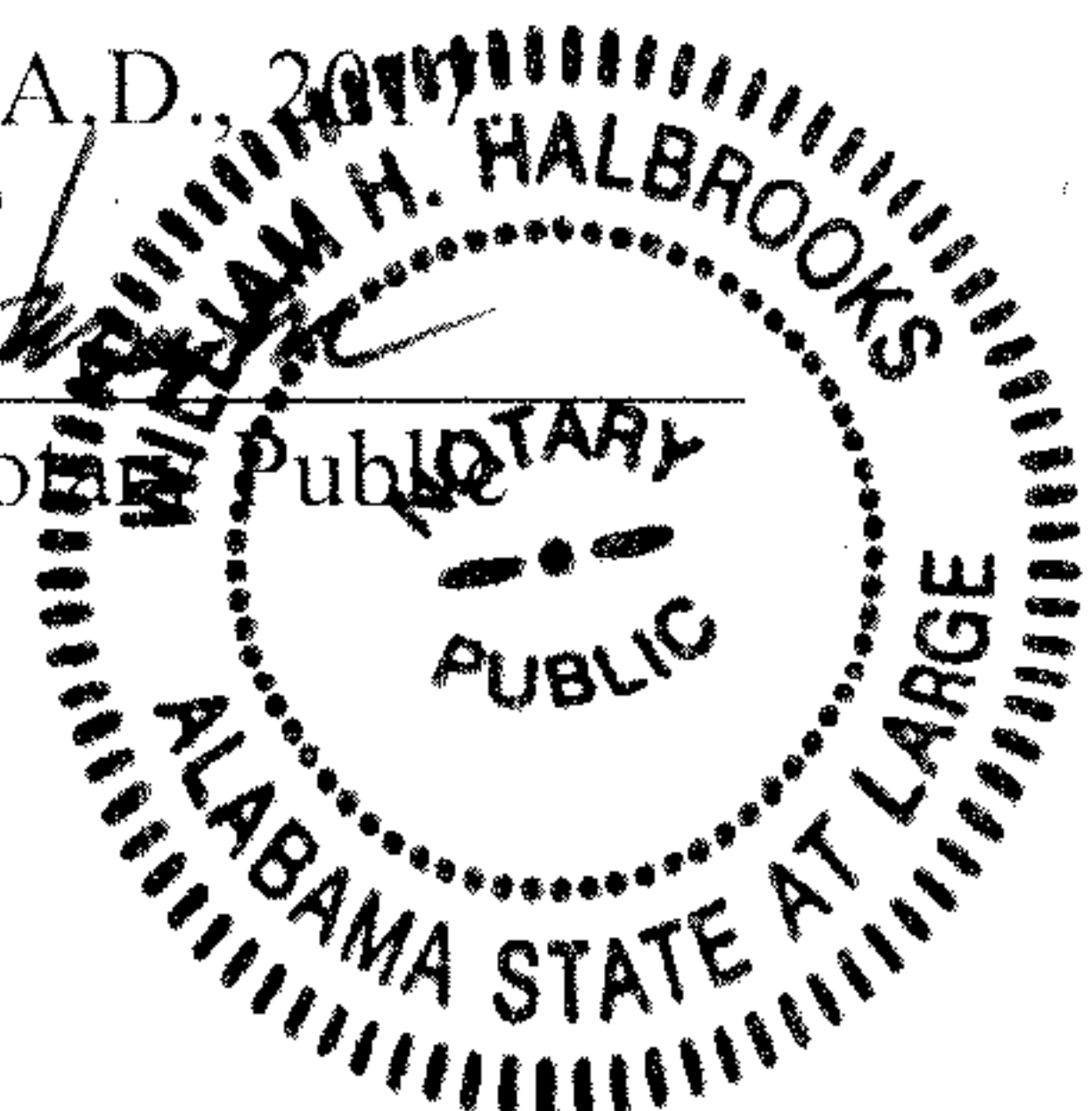
William H. Halbrooks
William H. Halbrooks, Notary Public


Exhibit "A"

Attached Legal Description

Parcel I

Lots 171, 172, 173 & 174, according to the Survey of Wynlake Phase 4B, as recorded in Map Book 22, Page 63, in the Probate Office of Shelby County, Alabama.

Parcel II

Lot 73, according to the Survey of Wynlake Phase 3, as recorded in Map Book 21, Page 84, in the Probate Office of Shelby County, Alabama.

Parcel III

Lots 192A & 193A according to the Resurvey of Wynlake Phase 4A, as recorded in Map Book 24, Page 100, in the Probate Office of Shelby County, Alabama.

Parcel IV

Lot 1, according to the Survey of Wynlake Phase 1, as recorded in Map Book 19, Page 156, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2017 12:27:00 PM
\$296.00 CHERRY
20170306000076590

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister".