

WARRANTY DEED

20220721000286770
07/21/2022 10:48:01 AM
DEEDS 1/3

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Six Hundred Thirty Thousand and no/100 (\$630,000.00)** Dollars and other valuable considerations to the undersigned GRANTORS in hand paid by GRANTEES herein, the receipt whereof, is hereby acknowledged, we, **Mahmonir Mary Mostaghimi a/k/a Mahmonir Mostaghimi, a married woman**, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Progressive Real Estate, LLC, an Alabama limited liability company** (herein referred to as GRANTEE), its successors and assigns, in and to the following described real estate, situated in the County of Shelby and the State of Alabama, to-wit:

Lots 1 and 2, Block 2, according to Nickerson's and Scoot Survey, being a subdivision of a part of the East 1/2 of the SE 1/4 of Section 35, and a part if the NW 1/4 of the SW 1/4 of Section 36, all in Township 30, Range 3 West, and which said map is recorded in Map Book 3, Page 34 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II:

A parcel of acreage situated in the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

From the Northeast corner of said Section 2, run West along tile North line of said Section for a distance of 671.98 feet to the East right of way line of U.S. Highway 31; thence turn an angle to the left of 82 degrees, 00 minutes and run in a Southwesterly direction along the East right of way line of said highway for a distance of 138 feet to a point of beginning; thence turn an angle to the left of 92 degrees, 35 minutes and run in a Southeasterly direction for a distance of 249.26 feet; thence turn an angle to the left of 5 degrees, 22 minutes and run in an Easterly direction for a distance of 23.03 feet; thence turn an angle to the right of 91 degrees, 15 minutes and run in a Southerly direction for a distance of 77.10 feet; thence turn an angle to the right of 90 degrees, 38 minutes and run in a Westerly direction for a distance of 282.47 feet to a point on the Eastern right of way line for U.S. Highway No. 31; thence turn an angle to the right of 96 degrees, 07 minutes and run in a Northerly direction along said right of way line for a distance of 92 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel III:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

That certain lot of land described as commencing at the Northeast corner of Section 2, Township 21 South, Range 3 West, and run thence South 89 degrees West a distance of 676 feet to a point on the East right of way line of United States Highway No. 31 for a point of beginning; run thence with an angle of 81 degrees to the left a distance of 86 feet; run with an angle of 93 degrees to the left a distance of 304 feet; run thence with an angle of 87 degrees, 43 minutes to the left a distance of 118 feet; run thence with an angle of 118 feet; run thence with an angle of 98 degrees to the left a distance of 306 feet to the point of beginning; being situated in Shelby County, Alabama.

Along with a 15 foot strip of uniform width and lying immediately North of the above described land.

Parcel IV:

Part of the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, and part of the SE 1/4 of the SE 1/4 of Section 35, Township 20 South; Range 3 West; Shelby County, Alabama, described as follows: Commence at the Southeast corner of the SE 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 3 West, thence run Westerly to the centerline of an Alabama Power Company transmission line; thence run

Northwesterly along said transmission line 450 feet, more or less, to its intersection with the extended South line of Lot 10, Block 2, of Nickerson Scott Survey; thence turn an angle to the left and run Westerly 175 feet, more or less, to the most Easterly corner of the common line between Lot 10 and 9, in Block 2, of said Nickerson-Scott Survey; thence turn an angle of 90 degrees to the left and run Southerly along said East line of said block 2 a distance of 75 feet; thence turn an angle of 90 degrees to the left and run Easterly 25 feet; thence turn an angle of 90 degrees to the right and run Southerly 75 feet; thence turn an angle of 90 degrees to the right and run Westerly 25 feet to the Northeasterly corner of Lots 6 and 7 in Block 2; thence turn an angle of 90 degrees to the left and run Southerly along the East line of said Block 2 a distance of 287.39 feet to a point on the South line of the SE 1/4 of SE 1/4, Section 35, Township 20 South, Range 3 West, which is 485.53 feet West of the Southeast corner of said Section 35; thence turn an angle to the left of 97 degrees, 58 minutes and run East along said South line for 115.33 feet; thence turn an angle to the right of 98 degrees, 15 minutes and run Southerly for a distance of 161.82 feet; thence turn all angle to the right of 81 degrees, 45 minutes and run Westerly 26.56 feet; thence turn an angle to the left of 88 degrees, 45 minutes and run Southerly 100 feet; thence turn an angle to the left of 91 degrees, 15 minutes and run Easterly 86.5 feet; thence turn an angle to the left of 88 degrees, 45 minutes and run Northerly 8.54 feet; thence turn an angle to the right of 92 degrees, 43 minutes and run Easterly 319.13 feet; thence turn an angle of 90 degrees, 23 minutes to the left and run Northerly 274 feet to the Southwest corner of said Section 36, Township 20 South, Range 3 West, the point of beginning; being situated in Shelby County, Alabama.

A part of the Northeast quarter of Northeast quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Beginning at the Northeast corner of Section 2 running in a Westerly direction to the East right of way line of the Birmingham-Montgomery Highway; then in a Southerly direction parallel with the Birmingham-Montgomery Highway right of way 86 feet to the point of beginning; thence in an Easterly direction parallel with Nickerson Garage Apartment 300 feet; thence in a Southerly direction 52 feet; thence in a Westerly direction 300 feet; thence in a Northerly direction parallel with the Birmingham-Montgomery Highway 52 feet to point of beginning.

This conveyance and the warranties hereinafter contained are made subject to any and all easements, conditions, restrictions, covenants, rights of way and reservations, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

The property conveyed herein is not the homestead of the Grantor nor that of her spouse.

Pursuant to Code of Alabama (1975) Section 40-22-1 as amended, the preparer of this conveyance represents that:

The Grantor's mailing address is: 4744 Southlake Parkway, Birmingham, AL 35244

The Grantees mailing address: 1510 Forest Avenue, Montgomery, AL 36106

The address of the within conveyed property is: Highway 31, Alabaster, AL 35007

The date of this conveyance is as appears below.

The total purchase price is \$630,000.00 which has been verified in the following documentary evidence retained by the preparer of this conveyance:

☐ Bill of Sale ☒ Sales Contract ☐ Closing Statement ☐ Appraisal ☐ Other

TO HAVE AND TO HOLD, the aforegranted premises to the said Grantee, its successor and assigns FOREVER.

And GRANTORS do covenant with the said GRANTEE, its successor and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, its successor and assigns, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, its successor and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

20220721000286770 07/21/2022 10:48:01 AM DEEDS 3/3
IN WITNESS WHEREOF we have hereunto set my hand and seal this 20th day of July,
2022.

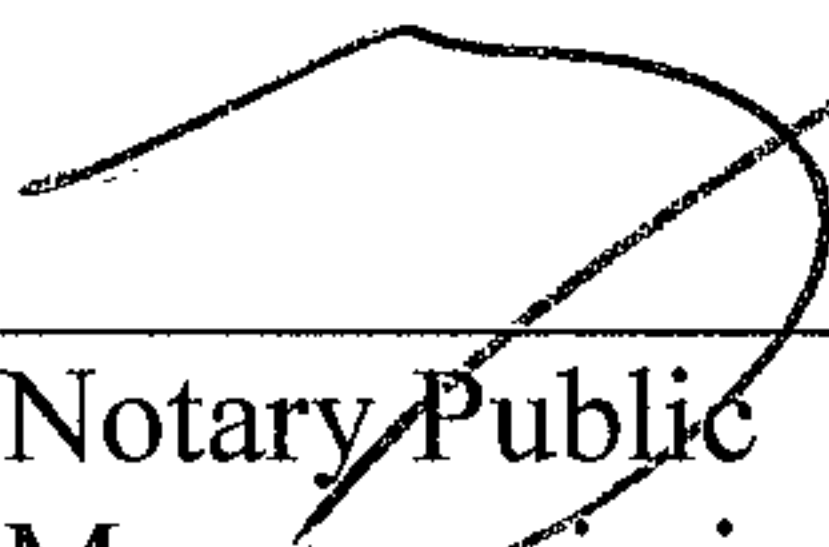


Mahmonir Mary Mostaghimi

STATE OF ALABAMA
MONTGOMERY COUNTY

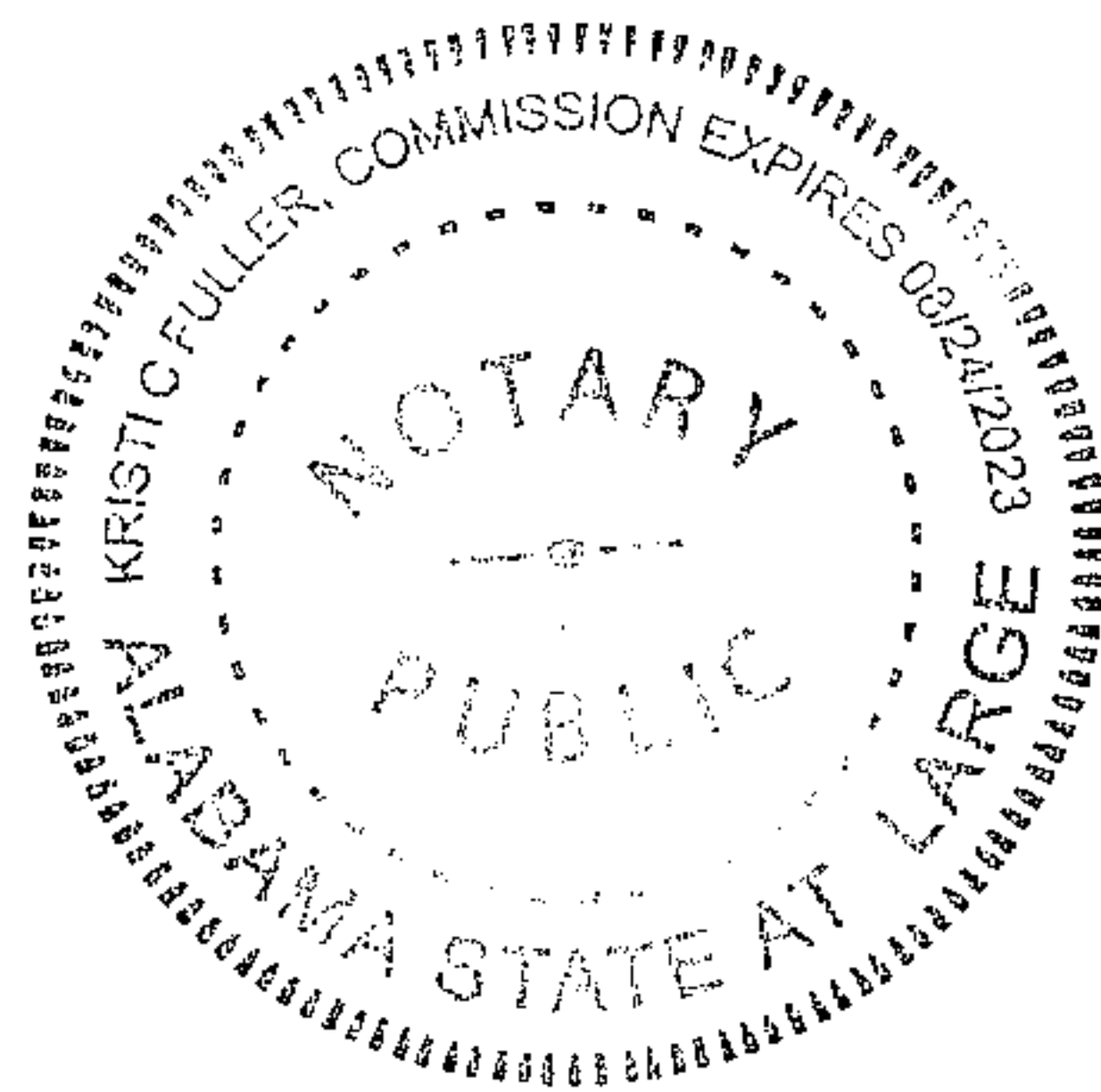
I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **Mahmonir Mary Mostaghimi a/k/a Mahmonir Mostaghimi**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, 2022.



Notary Public
My commission expires: 08/24/2023

(AFFIX SEAL)



Prepared by:
Kristi C. Fuller, Esq.
8325 Crossland Loop
Montgomery, AL 36117
File No. 22-464

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2022 10:48:01 AM
\$29.00 JOANN
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