

This Instrument Was Prepared By:

**Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243**

File No. 2023-11-6716

Documentary Evidence: Sales Contract

Send Tax Notice To:

**Moiz Fouladbakhsh
2057 Valleydale Road, Ste 200
Birmingham, AL 35244**

(Grantees' Mailing Address)

WARRANTY DEED

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Million Three Hundred Thousand and 00/100 Dollars (\$1,300,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, **HWS Partners, LLC, an Alabama limited liability company**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Moiz Fouladbakhsh**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A"

Address of Property: 252 Hwy #39, Chelsea, Alabama 35043

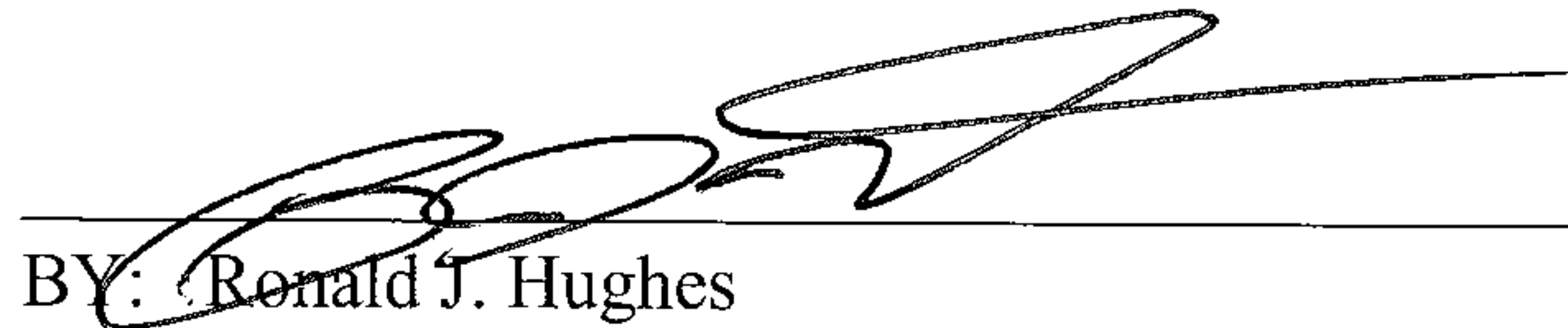
\$900,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed in its name, this 2nd day of January, 2024.

HWS Partners, LLC, an Alabama limited liability company

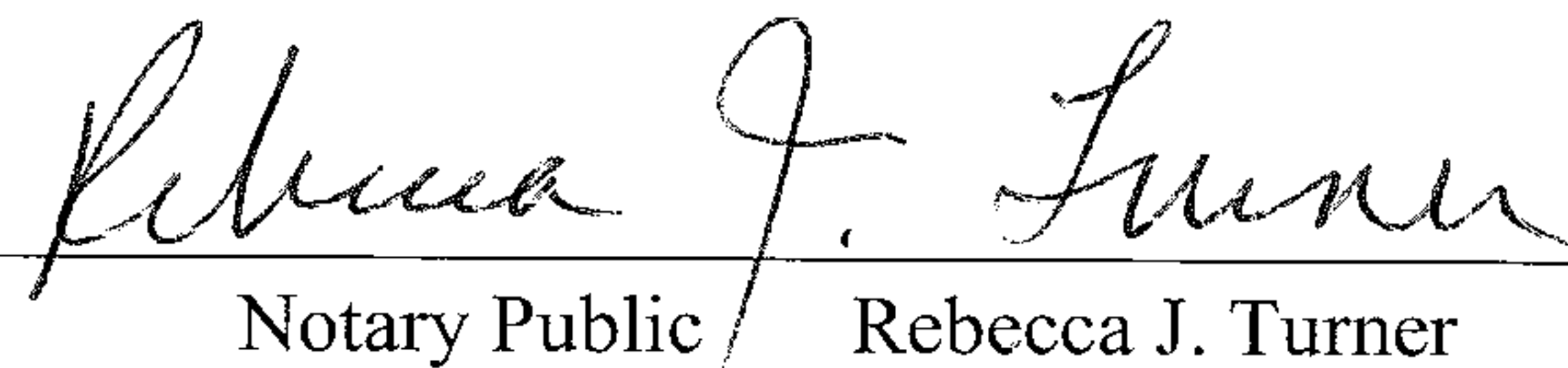
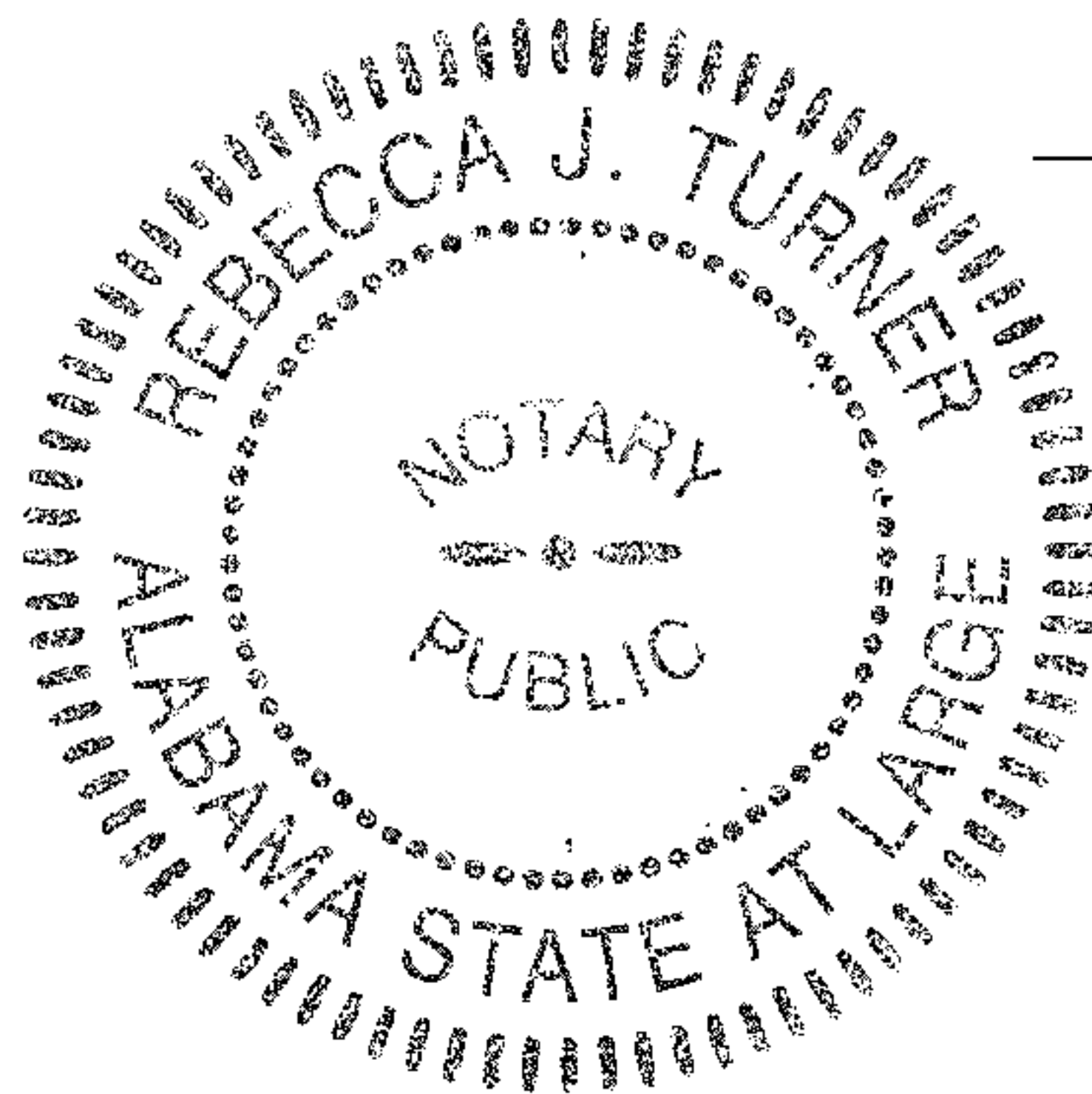


BY: Ronald J. Hughes
ITS: Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald J. Hughes, Member, on behalf of **HWS Partners, LLC, an Alabama limited liability company**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he, in his official capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company on the date the same bears date.

Given under my hand and official seal, this 2nd day of January, 2024.



Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2026

Grantors' Mailing Address:
22 Olmstead Street
Birmingham, AL 35242

EXHIBIT "A"

A parcel of land lying in and being a part of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin set at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 26; thence proceed in an Easterly direction along the North line of said Northwest 1/4 of Southeast 1/4 for 737.47 feet to a point; thence leaving said North line of Northwest 1/4 of Southeast 1/4, turn a deflection angle right of 92 deg. 34 min. 22 sec. and proceed Southerly for 210.3 feet to a point, thence turn a deflection angle right of 87 deg. 30 min. 00 sec. and proceed Westerly for 50.30 feet to an iron pin set on the Southwest line of a flare to the right of way of U.S. Highway 280, said point also known as the Point of Beginning of herein described parcel, said point also lying in a curve to the right, said curve having a radius of 1372.39 feet and central angle of 2 deg. 10 min. 58 sec., thence turn a deflection angle left of 82 deg. 36 min. 03 sec. to the tangent of said curve and proceed Southerly along the arc of said curve and along said Southwest line of right of way flare for 52.28 feet to a concrete monument found; thence turn a deflection angle right of 00 deg. 07 min. 21 sec. from tangent of the previous curve and continue Southerly along said Southwesterly line of right of way flare for 12.68 feet to a concrete monument found; thence turn a deflection angle left of 90 deg. 00 min. 00 sec. and proceed Easterly along the South end of said right of way flare for 37.82 feet to an iron pin set on the Westerly approximate prescriptive right of way margin of Shelby County Road #39; thence turn a deflection angle right of 88 deg. 42 min. 17 sec. and proceed Southerly along said Westerly approximate prescriptive right of way margin for 74.74 feet to an iron pin set at the beginning of a curve to the left, said curve being tangent to the last described course and having a radius of 977.85 feet and a central angle of 12 deg. 06 min. 59 sec., thence proceed Southerly along the arc of said curve and along said Westerly approximate prescriptive right of way margin for 206.79 feet to an iron pin set at the end of said curve; thence proceed Southerly along said Westerly approximate prescriptive right of way on a line tangent to last described curve for 54.18 feet to an iron pin set; thence leaving said Westerly approximate prescriptive right of way margin turn a deflection angle right of 92 deg. 14 min. 04 sec. and proceed Westerly for 414.66 feet to an iron pin found; thence turn a deflection angle right of 88 deg. 14 min. 37 sec. and proceed Northwesterly for 209.56 feet to an iron pin found; thence turn a deflection angle of 15 deg. 33 min. 52 sec. and proceed Northeasterly for 211.11 feet to an iron pin found; thence turn a deflection angle right of 77 deg. 39 min. 53 sec. and proceed Easterly for 369.70 feet to the Point of Beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/03/2024 12:49:34 PM
 \$428.00 PAYGE
 20240103000001980

Allen S. Bayl