

THIS INSTRUMENT PREPARED BY:
GRANT H. HOWARD
BOARDMAN, CARR, PETELOS, WATKINS,
OGLE & HOWARD, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
MOIZ FOULADBAKHS
2200 VALLEYDALE ROAD
BIRMINGHAM, AL 35244

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED



20250310000071260 1/1 \$82.00
Shelby Cnty Judge of Probate, AL
03/10/2025 01:37:35 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY THOUSAND AND NO/100 Dollars (\$60,000.00), this day in hand paid to the undersigned GRANTOR, **CITY OF CHELSEA, a Municipality**, whose address is P.O. Box 111, Chelsea, Alabama 35043, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell and convey unto the GRANTEE, **MOIZ FOULADBAKHS**, an individual (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land being a portion of Lot B, Rice Addition to U.S. Highway 280, as recorded in Map Book 23, Page 55, in the Probate Office of Shelby County, Alabama, said parcel being located in the Northwest Quarter of the Southeast Quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Begin at a found 3/8 inch rebar marking the Southeast corner of said Lot B, said point also marking the Southwest corner of Lot A of said subdivision; thence run South 79 degrees 35 minutes 04 seconds West along the South line of said Lot B for a distance of 25.00 feet to a point; thence leaving said Lot line run North 10 degrees 33 minutes 14 seconds West for a distance of 200.20 feet to a point, said point lying on the South right of way of U.S. Highway 280 (300' R.O.W.); thence run North 79 degrees 35 minutes 38 seconds East along said right of way for a distance of 25.00 feet to a found capped rebar, said point marking the Northeast corner of said Lot b, said point also marking the Northwest corner of said Lot A; thence leaving said right of way run South 10 degrees 33 minutes 14 seconds East along the East line of said Lot B and along the West line of said Lot A for a distance of 200.20 feet to the POINT OF BEGINNING. Said parcel contains 5,005 square feet or 0.11 acres more or less.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.
Subject to any accrued taxes or assessments not yet due and payable.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, City of Chelsea, by and through its Mayor, Tony Picklesimer, has hereunto set its hand and seal this the 3rd day of March, 2025.

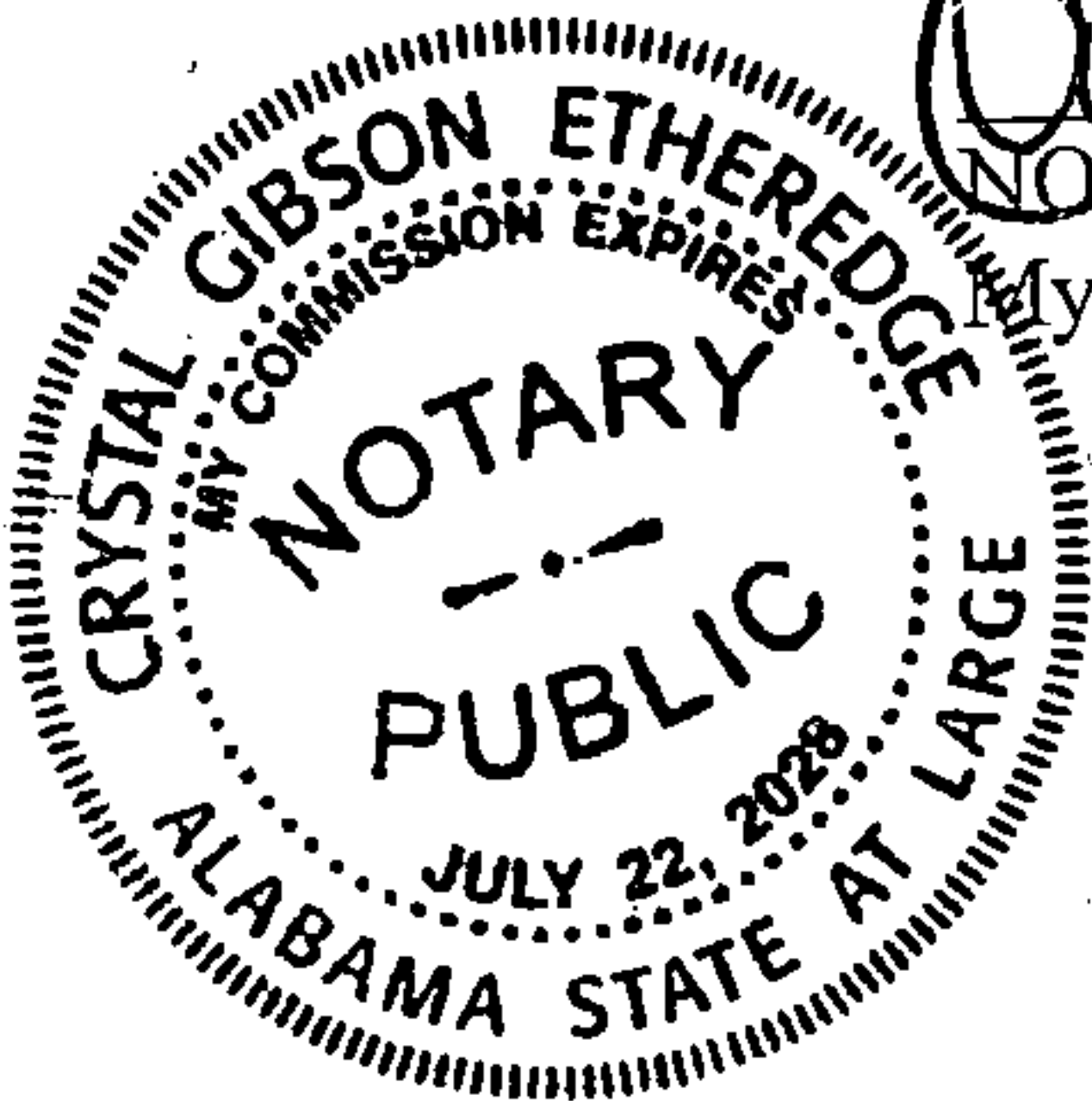
CITY OF CHELSEA

By: Tony Picklesimer
Tony Picklesimer, Mayor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tony Picklesimer, whose name as Mayor of the City of Chelsea, a Municipality, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such Mayor and with full authority, executed the same voluntarily for and as the act of said City of Chelsea on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of March, 2025.



Crystal Etheredge
NOTARY PUBLIC
My Commission Expires: 7/22/28

Shelby County, AL 03/10/2025
State of Alabama
Deed Tax: \$60.00