

STATE OF ALABAMA )

COUNTY OF SHELBY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of **Seven Hundred Seventeen Thousand, Two Hundred and 00/100 Dollars (\$717,200.00)** as verified by purchase and sales agreement and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, **BEVERLY MOSTAFAVI AND SAM MOSTAFAVI, WIFE AND HUSBAND** (hereinafter referred to as "Grantors"), do hereby grant, bargain, sell and convey unto the **STATE OF ALABAMA, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, A BODY POLITIC** (hereinafter referred to as "Grantee"), its successors and assigns, the following-described real estate situated in the County of Shelby and the State of Alabama, to wit:

See Exhibit "A" attached hereto and made a part hereto.

Property Address: 79 Acres +/- Hwy 25, Columbia, AL 35051

TOGETHER WITH all and singular the rights, tenements, hereditaments, members, privileges, and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to the following:

1. Title matters as agreed upon in the Real Estate Option Agreement.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
4. Alabama Power Company transmission line permits and public road right of ways set out in Warranty Deed dated October 28, 1953, and recorded in Book 163, Page 195, in the official records of Shelby County, Alabama.
5. Easement-Distribution Facilities in favor of Alabama Power Company dated March 15, 2012, and recorded at Instrument #20140423000125040, in the official records of Shelby County, Alabama.
6. Matters set forth in Plat of Survey for Avondale Mills as recorded in Map Book 8, Page 73, in the official records of Shelby County, Alabama.

This conveyance is made further subject to the following:

The Shelby County - Mostafavi tract herein conveyed to the State of Alabama, Department of Conservation and Natural Resources and located at (33°09'15.8"N 86°38'35.9"W) in Shelby County, Alabama was acquired (in part) with funds provided by the U.S. Department of Interior, Fish & Wildlife Service, pursuant to the Wildlife Restoration Program (CFDA Program 15.611), under grant award F23AF03207 and will be managed for the purpose of this Grant Award, in accordance with applicable Federal and State law. Property may not be disposed of, transferred, or encumbered in any manner, or used for purposes inconsistent with the Program for which it was acquired, without prior written approval of the Regional Director - U.S. Fish and Wildlife Service. Any legally binding limitation on real property which may lessen its value or burden, obstruct or impair its use is considered an encumbrance under U.S. Fish and Wildlife Service Policy 520 FW 6 Real Property - Overview. Discrimination is prohibited on this property as long as it continues to serve its originally authorized purposes.

TO HAVE AND TO HOLD, the above-described property, together with all improvements, easements and appurtenances thereunto pertaining, to the said Grantee, its successors and assigns, forever.

And the said Grantors do for themselves, their successors and assigns, covenant with said Grantee, its successors and assigns, that, except as hereinabove provided, it is lawfully seized in fee simple of the property conveyed hereby; that the property is 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 successors and assigns; and the Grantors will warrant and defend the same to the said Grantee, its successors and assigns, forever against the lawful claims of all persons, except as herein provided.

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, I, have caused this instrument to be executed on this 19th  
day of March 2025.

GRANTORS:

Beverly Mostafavi  
Beverly Mostafavi

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Mateo

On February 21st, 2025 before me, Gabriel Thomas Stovall, Notary Public  
(Insert name and title of the officer)

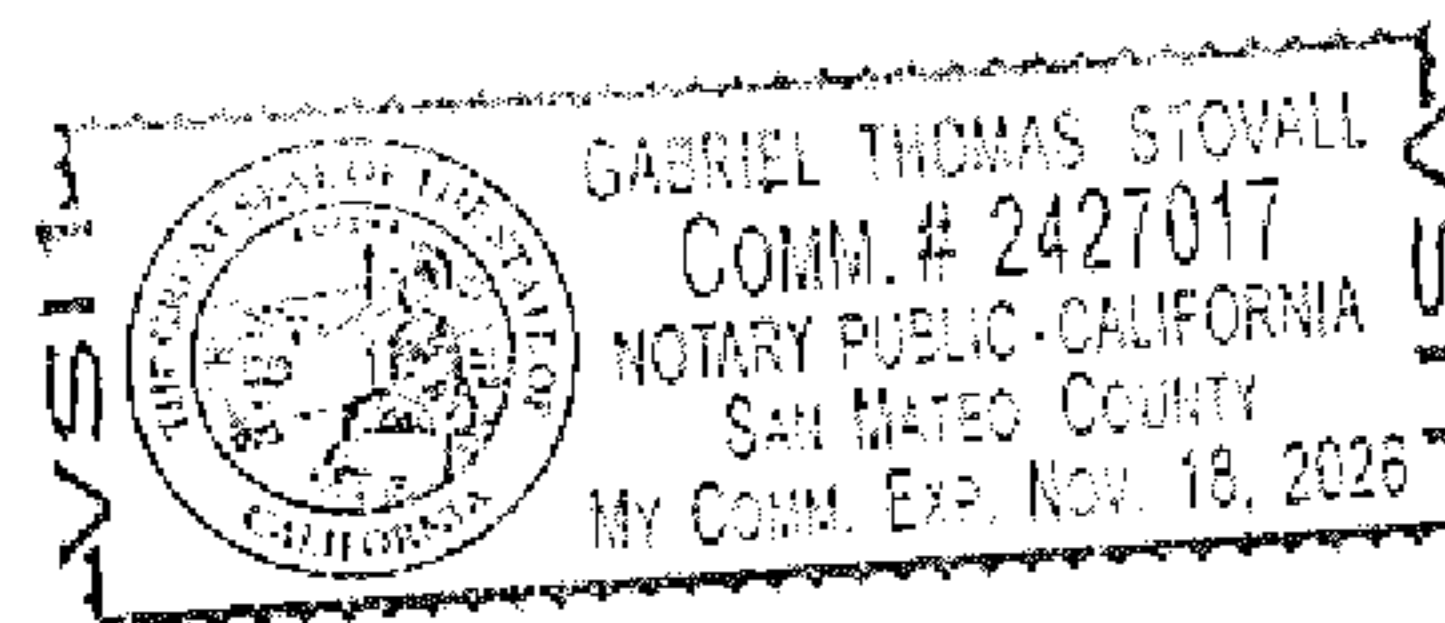
personally appeared Beverly Mostafavi,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument  
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



IN WITNESS WHEREOF, I, have caused this instrument to be executed on this 19th day of March 2025.

GRANTORS:

Sam Mostafavi

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Mateo

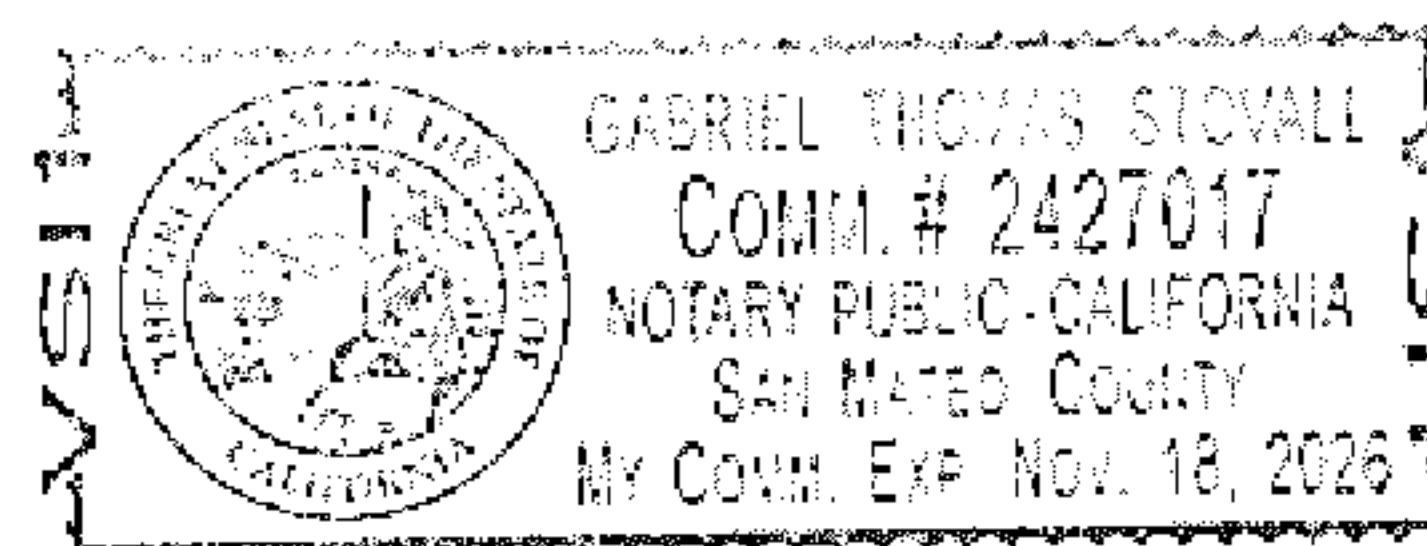
On February 21st, 2025 before me, Gabriel Thomas Stovall, Notary Public  
(Insert name and title of the officer)

personally appeared Sam Mostafavi,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are  
subscribed to the within instrument and acknowledged to me that he she/they executed the same  
in his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument  
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)



This instrument was prepared by:  
B. Saxon Main, Esq.  
Ball, Ball, Matthews & Novak, P.A.  
445 Dexter Avenue, Suite 9045  
Montgomery, Alabama 36104  
(334) 387-7680

Grantors mailing address:  
158 Barnsley Street, Wilsonville, AL 35186

For ad valorem tax purposes, the mailing address of Grantee is as above:  
64 North Union Street, Suite 474, Montgomery, Alabama 36130.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel I:**

A Parcel of land situated in the Southeast Quarter of Section 33, Township 21 South, Range 1 West of the Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described by the following metes and bounds description, the bearings and distances of which are based on Grid North as derived from the State Plane Coordinate System for the State of Alabama, Zone West, North American Datum of 1983 (NAD83), 2011 adjustment, to wit:

Commence at the Southeast Corner of said Section 33 and a 4" x 4" concrete monument found in place, run thence S87°31'03"W along the south boundary thereof for a distance of 2,429.95 feet to a point on the easterly right-of-way line of Alabama Highway No. 25 (a variable width right-of-way) and a 1/2" rebar set with a yellow cap No. 16680 (hereinafter "rebar set"); thence continue S87°31'03"W along said south boundary for a distance of 101.29 feet to a point on the westerly right-of-way line of said Highway and a rebar set at the Point of Beginning of the Parcel herein described; thence continue along said boundary S87°31'03"W for a distance of 192.07 feet, passing through a 1" crimped pipe at 137.30 feet, to the locally accepted southeast corner of the southeast quarter of the southwest quarter of said Section 33 and a 4" x 4" concrete monument found in place; thence N00°00'08"W along the locally accepted east boundary of the southeast quarter of the southwest quarter of said Section 33 for a distance of 1,325.61 feet to the locally accepted northeast corner of said quarter-quarter and a 4" x 4" concrete monument found in place; thence N87°37'56"E along the north boundary of the south half of Section 33 for a distance of 1,384.10 feet, passing through a 1" crimp pipe at 53.85 feet, to the northeast corner of the southwest quarter of the southeast quarter of said section; thence S00°14'52"E along the east boundary of said quarter-quarter for a distance of 259.45 feet to a point on the westerly right-of-way line of said Highway 25 and a 4" x 4" concrete monument found in place; thence along said westerly right-of-way line for the following four (4) courses: (1) southwesterly 436.60 feet along the arc of a curve to the left (concave southeasterly), having a field radius of 3,294.38 feet and a chord bearing S53°04'57"W for a distance of 436.28 feet, to a 6" x 6" concrete monument; (2) S46°55'08"E for a distance of 819.49 feet, to a 6" x 6" concrete monument; (3) southwesterly 276.22 feet along the arc of a curve to the left (concave southeasterly), having a field radius of 1,765.73 feet and a chord bearing S41°22'05"W for a distance of 275.94 feet, to a 6" x 6" concrete monument; (4) S35°54'52"W for a distance of 106.36 feet, to the Point of Beginning. Said Parcel containing 26.097 acres (1,136,792 square feet), more or less.

**Parcel II:**

A Parcel of land situated in the Southeast Quarter of Section 33, Township 21 South, Range 1 West of the Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described by the following metes and bounds description, the bearings and distances of which are based on Grid North as derived from the State Plane Coordinate System for the State of Alabama, Zone West, North American Datum of 1983 (NAD83), 2011 adjustment, to wit:

For a Point of Beginning commence at the Southeast Corner of said Section 33 and a 4" x 4" concrete monument found in place, run thence S87°31'03"W along the south boundary thereof for a distance of 2,429.95 feet to a point on the easterly right-of-way line of Alabama Highway No. 25 (a variable width right-of-way) and a 1/2" rebar set with a yellow cap No. 16680 (hereinafter "rebar set"); thence along said easterly right-of-way line for the following eight (8) courses: (1) N35°54'52"E for a distance of 43.45 feet,

to a 6" x 6" concrete monument; (2) northeasterly 260.31 feet along the arc of a curve to the right (concave southeasterly), having a field radius of 1,765.39 feet and a chord bearing N41°31'52"E for a distance of 260.08 feet, to a 6" x 6" concrete monument; (3) N46°53'06"E for a distance of 819.98 feet, to a 6" x 6" concrete monument; (4) northeasterly 695.00 feet along the arc of a curve to the right (concave southeasterly), having a field radius of 3,301.42 feet and a chord bearing N55°30'48"E for a distance of 693.72, to a 6" x 6" concrete monument; (5) N58°57'49"E for a distance of 366.11 feet, to a rebar set; (6) S31°07'56"E for a distance of 34.69 feet, to a 6" x 6" concrete monument; (7) northeasterly 299.15 feet along the arc of a curve to the right (concave southeasterly), having a field radius of 1,089.12 feet and a chord bearing N67°01'24"E for a distance of 298.21, to a 6" x 6" concrete monument; (8) N75°06'46"E for a distance of 458.81 feet, to a rebar set on the east boundary of Section 33; thence S00°22'50"E along said east boundary for a distance of 1471.23 feet, to the Point of Beginning. Said Parcel containing 52.044 acres (2,267,054 square feet), more or less.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/19/2025 02:29:47 PM  
 \$38.00 PAYGE  
 20250319000081840

*Alexis S. Bayl*