

Purchase Price: \$717,200.00

20250319000081850
03/19/2025 02:29:48 PM
QCDEED 1/4

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of One Hundred and 00/100 Dollars (\$100.00) 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 Monroe and the State of Alabama, to wit:

Commence at a 4" x 4" concrete monument in place and accepted as the Southeast corner of Section 33, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00°07'24" West along the East boundary of said Section 33 for a distance of 1478.16 feet to a 4" x 4" concrete monument located on the Southerly right-of-way of Alabama Highway No. 25; thence proceed Southwesterly along the Southerly right- of-way of said highway for a distance of 1466.07 feet to its point of intersection with the East boundary of the Southwest one-fourth of the Southeast one-fourth of said Section 33; thence proceed North 00°03'20" East along the East boundary of said quarter-quarter Section for a distance of 352.21 feet to a 4" x 4" concrete monument being accepted as the Northeast corner of said quarter-quarter section; thence proceed South 87°57'33" West along the North boundary of said quarter-quarter section for a distance of 1384.47 feet to a 4" x 4 concrete monument; thence proceed South 00°14'01" West along the accepted West boundary of said quarter-quarter section for a distance of 1325.32 feet to an iron pipe in place being located on the South boundary of said Section 33; thence proceed North 87°46'22" East along the South boundary of said Section 33 for a distance of 2723.29 feet to the point of beginning.

The above-described land is located in the South one-half of the Southeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 33, Township 21 South, Range 1 West, 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.

(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

Sam Mostafavi

Sam Mostafavi

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)

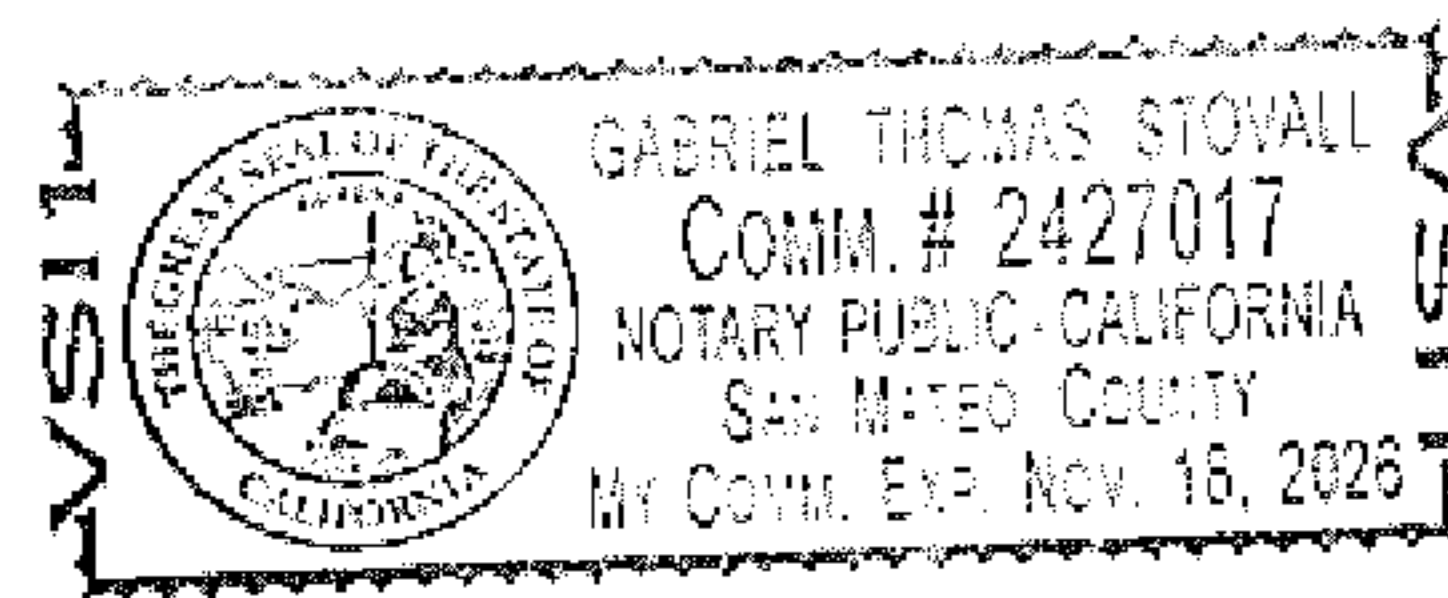
personally appeared Beverly Mostafavi and Sam Mostafavi

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 [Signature]
(Seal)



State of California

County of _____)

On _____ before me, _____

(Insert name and title of the officer)

personally appeared _____

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
BBMN #2024-3319

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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2025 02:29:48 PM
\$32.00 PAYGE
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Allen S. Bayl