

This Instrument Was Prepared By:  
Rodney S. Parker, Attorney at Law  
2550 Acton Road, Suite 210  
Birmingham, AL 35243  
File No. 2025-06-7015  
Documentary Evidence: Sales Contract

Send Tax Notice To:  
Bash & Co., LLC  
2271 Valleydale Road, Ste 301  
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 Four Hundred Seventy Thousand Four Hundred Ten and 00/100 Dollars (\$1,470,410.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Moiz Fouladbakhsh**, a married individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Bash & Co., LLC**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A"

The above described property does not constitute the homestead of the grantor nor that of his spouse.

ADDRESS OF THE PROPERTY:       16601 Hwy 280, Chelsea, AL 35043

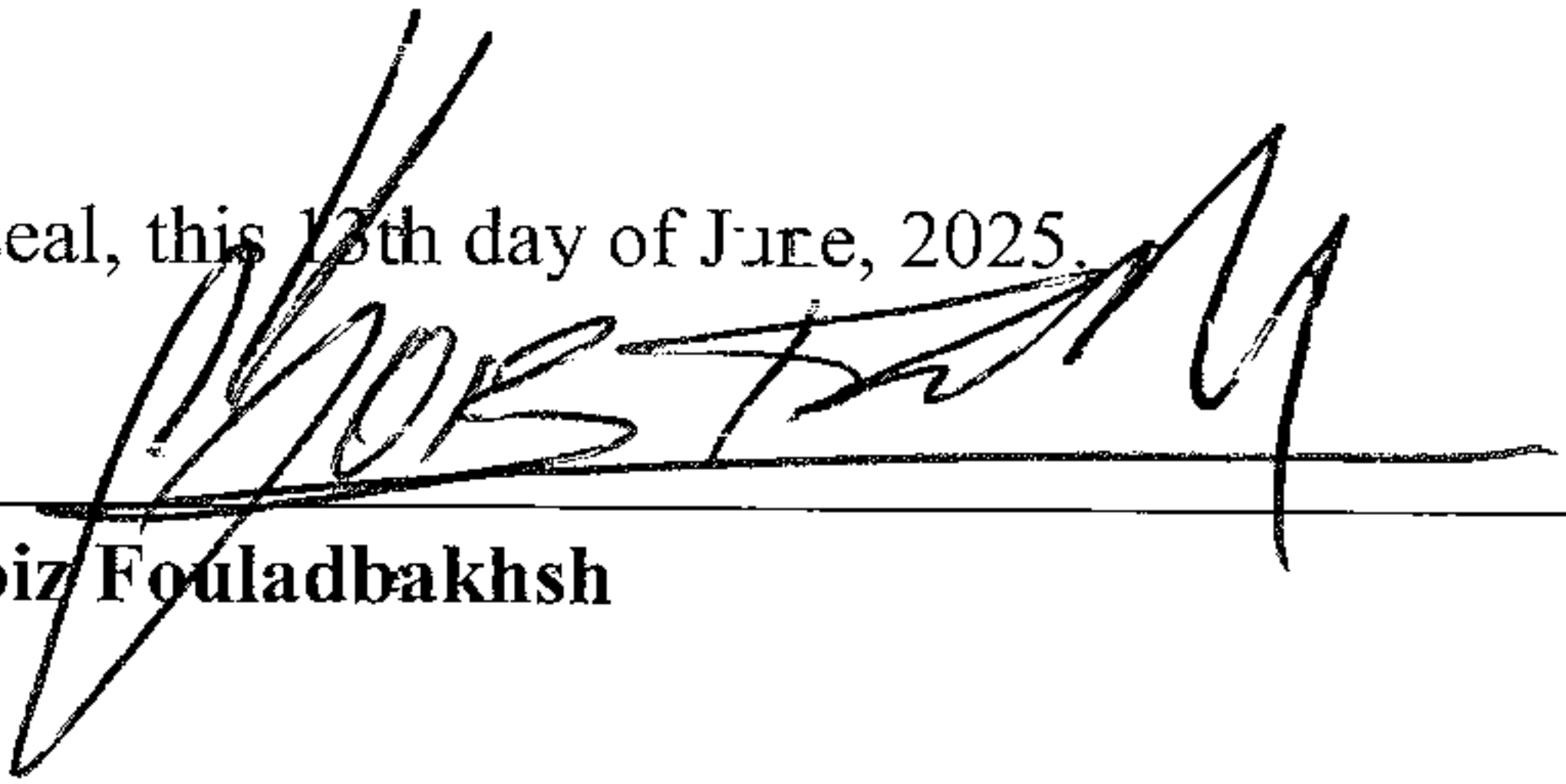
\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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.

Grantor does, for himself, his heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said Grantor has set his hand and seal, this 13th day of June, 2025.

  
\_\_\_\_\_  
Moiz Fouladbakhsh (Seal)

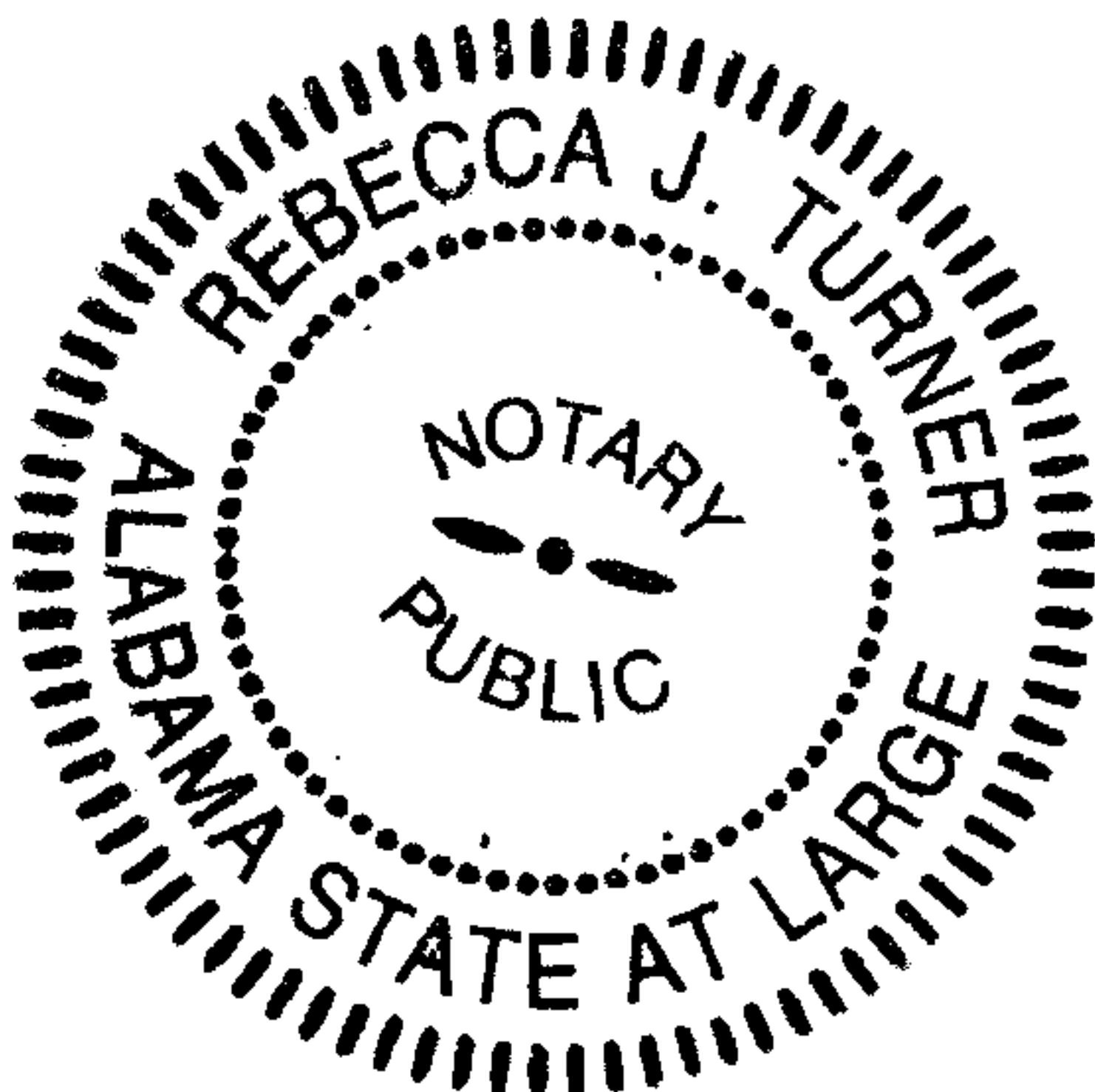
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Moiz Fouladbakhsh**, 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/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 13th day of June, 2025.

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

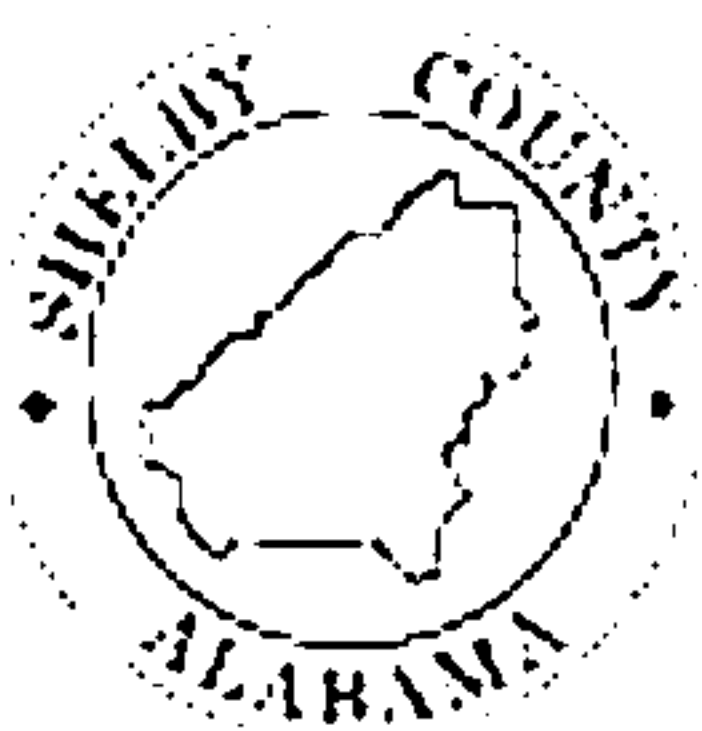
Grantors' Mailing Address:  
2271 Valleydale Road, Suite 301  
Birmingham, AL 35244



**EXHIBIT "A"****LEGAL DESCRIPTION OF PROPERTY**

A parcel of land being all of Lot A and a portion of Lot B according to Rice Addition to U.S. Highway 280 as recorded in Map Book 23, Page 55 in the Office of the Judge of Probate for Shelby County, Alabama and also acreage parcels all being situated in the West half 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 capped rebar stamped WSE, said point marking the Southeast corner of Lot 2, Chelsea Corners, as recorded in Map Book 27, Page 128, in the Probate Office of Shelby County, Alabama, said point also lying on the Northern right of way of Chesser Crane Road (80' R.O.W.); thence leaving said Chesser Crane Road right of way run North 10 degrees 14 minutes 28 seconds West along the Eastern line of said Lot 2 and along the Eastern line of Lot 1 of said subdivision for a distance of 804.65 feet to a found 3/8 inch rebar; thence leaving said Lot line run North 79 degrees 35 minutes 04 seconds East for a distance of 296.67 feet to a set capped rebar stamped (GSA) lying on the South line of aforementioned Map Book 23, Page 55 ; thence leaving said South line, run North 10 degrees 33 minutes 14 seconds West for a distance of 200.20 feet to a set capped rebar stamped (GSA) lying on the South right of way of US Highway 280 (300' R.O.W.); thence run North 79 degrees 35 minutes 38 seconds East along said Southerly Right of Way for a distance of 25.00 feet to a found capped rebar; thence run North 79 degrees 38 minutes 16 seconds East along said Southerly Right of Way for a distance of 259.93 feet to a found 3/8 inch rebar marking the Northeast corner of Lot 1 of said Map Book 23, Page 55; thence leaving said Subdivision, run North 79 degrees 37 minutes 07 seconds East along said US highway 280 right of way for a distance of 443.00 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run South 43 degrees 50 minutes 05 seconds East along said US Highway 280 right of way for a distance of 162.20 feet to a set 5/8 inch capped rebar stamped CA-560-LS, said point lying on the Western right of way of said Chesser Crane Road right of way, said point lying on a curve to the right, said curve having a radius of 458.22 feet, a central angle of 05 degrees 56 minutes 18 seconds, a chord bearing of South 31 degrees 14 minutes 51 seconds West, and a chord distance of 47.47 feet; thence leaving US Highway 280 right of way run along the arc of said curve and along Chesser Crane Road right of way for a distance of 47.49 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run South 34 degrees 13 minutes 00 seconds West along said Chesser Crane Road right of way for a distance of 244.54 feet to a found concrete monument; thence run South 37 degrees 02 minutes 23 seconds West along said Chesser Crane Road right of way for a distance of 266.00 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run South 39 degrees 24 minutes 40 seconds West along said Chesser Crane Road right of way for a distance of 163.98 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run South 42 degrees 12 minutes 11 seconds West along said Chesser Crane Road right of way for a distance of 175.57 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run South 47 degrees 14 minutes 30 seconds West along said Chesser Crane Road right of way for a distance of 239.25 feet to a set 5/8 inch capped rebar stamped CA-560-LS; thence run South 50 degrees 25 minutes 51 seconds West along Chesser Crane Road right of way for a distance of 285.83 feet to the POINT OF BEGINNING. Said parcel contains 630,847 square feet or 14.48 acres more or less.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/13/2025 09:04:16 AM  
 \$1495.50 JOANN  
 20250613000181730

*Allen S. Bayl*