

1921
This instrument was prepared by:
(Name) Charles S. Givianpour
(Address) P. O. Box 59022, Birmingham, Alabama 35259

GENERAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty-Five Thousand (\$35,000.00) and 001/00 DOLLARS

to the undersigned grantor, CSG Construction Company, in hand paid by Grantees herein, the receipt of which is hereby acknowledged, the said CSG Construction Company, does by these presents, grant, bargain, sell and convey unto

Meadow Brook Heights

(herein referred to as "Grantees", whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 65 according to the survey of Meadow Brook, 17th Sector, as recorded in Map Book 9, Page 158 in the office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right-of-ways, limitations, if any, of record.

Grantor acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property or buildings. Grantee does forever release Grantor from any damages arising out of the condition of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and corporations holding under or through Grantee.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantees, its successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their successors and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its hand by its duly authorized partner this 19th day of February, 1987.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

FOR CSG CONSTRUCTION CO. INC.
BY: C. S. Givian

STATE OF ALABAMA

1987 FEB 24 AM 9:19

COUNTY OF SHELBY

Thomas A. Givian, Jr.
JUDGE OF PROBATE

Deed TAX 35.00
Rec 2.50
Sud 1.00
38.50

I, _____ a Notary Public in and for said County, in said State, hereby certify that Charles S. Givianpour whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 19th day of February, 1987.

Eddleman Properties

Diane C. Callahan
NOTARY PUBLIC

