

\$80,000.00 of the purchase price secured by mortgage executed simultaneously herewith.

STATE OF ALABAMA )  
JEFFERSON COUNTY )

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED NINETY-NINE THOUSAND and NO/100 (\$199,000.00) to the undersigned grantor, CSG Construction Company, Inc., a corporation, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto J. R. GREEN and ELLEN M. GREEN (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 7, according to the Amended Map of Meadowbrook Phase I, 16th Sector, as recorded in Map Book 9, page 151, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights executed.

Subject to easements, restrictions, and rights of way of record.

Purchaser acknowledges that Purchaser has been informed by Seller of sinkholes and soil conditions existing in Shelby County. Purchaser agrees that Seller 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. Purchaser does forever release Seller 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 Purchaser, and all persons, firms and corporations holding under or through Purchaser.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Saied Charles Givianpour, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of December, 1986.

CSG CONSTRUCTION COMPANY, INC.

ATTEST:

*Saied Charles Givianpour*

Saied Charles Givianpour

*Smyer, White, Taylor & Pett*

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Saied Charles Givianpour, President of CSG CONSTRUCTION COMPANY, INC., a corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 29th day of December, 1986.

My Commission Expires:

8-25-90

  
NOTARY PUBLIC

This Instrument Was Prepared By:  
Smyer, White, Taylor & Putt  
600 Title Building  
Birmingham, Alabama 35203

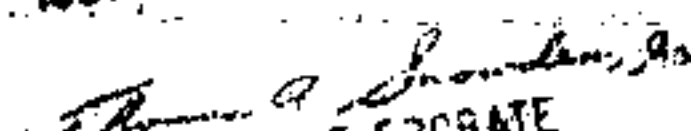
SEND TAX NOTICE TO  
J. R. Green  
3021 Brookhill Drive  
Birmingham, Alabama 35243



BOOK 122 PAGE 289

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

1987 MAR 31 AM 8:11

  
JUDGE OF PROBATE

Deed TAX 119.00  
Rec 5.00  
Ind 1.00  
125.00