

This instrument was prepared by

COURTNEY H. MASON, JR.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED TWENTY FIVE THOUSAND & NO/100----  
(\$525,000.00) DOLLARS to the undersigned grantor, CSG Construction Company, Inc. a  
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE  
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by  
these presents, grant, bargain, sell and convey unto J. Fred Grady, Jr. and wife,  
Dixie C. Grady (herein referred to as GRANTEE, whether one or more), the following  
described real estate, situated in Shelby County, Alabama:

Lot 81, according to the Survey of Meadow Brook, 18th Sector, as recorded in  
Map Book 10, Page 26 in the Office of the Judge of Probate of Shelby County,  
Alabama; being situated in Shelby County, Alabama. Mineral and mining rights  
excepted.

Subject to existing easements, restrictions, set-back lines, rights of way,  
limitations, if any, of record.

\$300,000.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 3176 Bradford Place, Birmingham, Alabama 35242

Subject to sinkholes, limestone formations, soil conditions or any other known or unknown surface  
or subsurface conditions that may now or hereafter exist or occur or cause damage to insured  
property or buildings

TO HAVE AND TO HOLD, To the said GRANTEE, his, her, or their heirs and assigns  
forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee  
simple of said premises; that they are free from all encumbrances, 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 GRANTEE,  
his, her or their heirs, executors and assigns forever, against the lawful claims  
of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Saeid Charles Givianpour,  
who is authorized to execute this conveyance, hereto set its signature and seal,  
this the 15th day of February, 1990.

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

90 FEB 19 PM 1:11

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

CSG Construction Company, Inc.

By: C-S-K  
Saeid Charles Givianpour, President

1. Deed Tax	\$ 225.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 231.50

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state,  
hereby certify that Saeid Charles Givianpour whose name as the 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 15th day of February, 1990

Notary Public

My Commission Expires March 10, 1991