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1778

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Mr. Michael James Turner
(Address) 3416 Crestwood Drive
Birmingham, Alabama 35217

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100ths (\$5,000.00)

to the undersigned grantor, The Ridge at Meadowbrook, Inc. an Alabama Corporation a corporation, (herein 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

Michael James Turner and wife, Susan H. Turner

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in

Shelby County, Alabama.

Lot 25, according to the Survey of The Ridge at Meadowbrook, First Sector, as recorded in Map Book 14, Page 41 A & B, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

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

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

NO TAX COLLECT
2.50
3.00
1.00
1.00
Total 7.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. 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 it ^{Secretary} ~~President~~ Saeid Charles Givianpour who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of July 19 90

ATTEST:

The Ridge at Meadowbrook, Inc. an Alabama Corporation

Secretary

By

C.S.G. ^{President}

Saeid Charles Givianpour, Secretary

90 JUL 27 PM 12:49

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned ^{a Notary Public is and for said County in said} State, hereby certify that Saeid Charles Givianpour, Secretary whose name as Secretary ~~President~~ of The Ridge at Meadowbrook, Inc. an Alabama Corporation 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 is 25th day of July

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