

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:

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

Send Tax Notice to:

(Name) Cornerstone Properties Real Estate  
(Address) 2232 CAHABA VALLEY DR  
BIRMINGHAM, AL. 35242

**CORPORATION FORM WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two Hundred Eighty Five Thousand and no/100ths (\$285,000.00) DOLLARS  
to the undersigned grantor, The Ridge at Meadowbrook, Inc., an Alabama Corporation a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presentes, grant, bargain, sell and convey unto

Cornerstone Properties Real Estate  
(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in  
Shelby

Lots 8, 27, 26, 27, 28, & 29 according to the Survey of The Ridge at Meadowbrook,  
First Sector, as recorded in Map Book 14 page 41 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.

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.

1	285.00
2	2.50
3	3.00
4	1.00
Total	291.50

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, 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 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 Saeid Charles Givianpour President, who is  
authorized to execute this conveyance, hereto set its signature and seal,

this the 30th day of July, 19 90

ATTEST:

The Ridge at Meadowbrook, Inc., an  
Alabama Corporation

By C.S.S.  
Saeid Charles Givianpour President

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

90 AUG -2 AM 9:25

STATE OF ALABAMA  
SHELBY

County } Courtney H. Mason, Jr.  
JUDGE OF PROBATE

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Saeid Charles Givianpour

whose name as President of The Ridge at Meadowbrook, Inc. an Alabama 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

30th day of July, 19 90

3-10-91

My Commission Expires:

Notary Public