

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-6600
Policy Issuing Agent for
SAFECO Title Insurance Company



Corporation Form Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100ths (\$237,500.00) 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 presents, grant, bargain, sell and convey unto

Cornerstone Properties Real Estate, Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama.

Lot 5, 23, 24, 30 and 31, 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 my 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. Purchase Price \$237,500.00
2. Seller's Commission \$3,562.50
3. Total \$241,062.50

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

this the 11th day of September, 19 90

ATTEST:

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

Secretary

90 SEP 17 AM 10:19

STATE OF

ALABAMA

COUNTY OF

SHELBY OF PROBATE

I,

the undersigned

hereby certify that

Saied Charles Givianpour

The Ridge at Meadowbrook, Inc. an Alabama Corporation

By

Saied Charles Givianpour President

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

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

My Commission Expires October 23, 1993

11th day of September, 19 90

Richard D. Mink
Notary Public