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This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
O. Dale Williams
Judith L. Williams
2344 Ridge Trail
Birmingham, Alabama 35242

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Three Hundred Fifty-Five Thousand and 00/100'S *** (\$355,000.00) Dollars to the undersigned grantor, CSG Construction Co., Inc. a corporation, in hand paid by O. Dale Williams and Judith L. Williams, the receipt whereof is acknowledged, the said CSG Construction Co., Inc. does by these presents, grant, bargain, sell and convey unto O. Dale Williams and Judith L. Williams, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12-A, according to the Resurvey of Lots 12 and 13 of The Ridge at Meadowbrook, First Sector, as recorded in Map Book 14 page 92 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:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
 2. Building setback line of 20 feet reserved from Ridge Trail as shown by plat.
 3. Public utility easements as shown by recorded plat, including a 10 foot easement on the rear side of lot.
 4. Restrictions, covenants and conditions as set out in instrument() recorded in Map Book 14, page 41; Map Book 14 page 92; and Real 289 page 700 in Probate Office.
 5. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 285 page 805 in Probate Office.
 6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 42 page 246 and Deed Book 32 page 48 in Probate Office.
 7. Agreement with Alabama Power Company as set out in Misc. Book 48 page 880.
 8. Covenants releasing predecessor in title from any liability arising from 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 subject property, as shown by instrument recorded in Real 286 page 119, with release of damages, in Probate Office.
- \$355,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said O. Dale Williams and Judith L. Williams, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said CSG Construction Co., Inc. does for itself, its successors and assigns, covenant with said O. Dale Williams Judith L. Williams, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 O. Dale Williams Judith L. Williams, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CSG Construction Co., Inc. by Charles Givianpour, President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of September, 1991.

CSG Construction Co., Inc.

X Charles Givianpour
by, Charles Givianpour, President

Sirote

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Givianpour, President, of CSG Construction Co., Inc., a corporation, whose name as such officer 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 27th day of September, 1991.


Notary Public
Affix Seal

BOOK 366 PAGE 764

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

91 OCT -2 PM 3:39


JUDGE OF PROBATE

1. Dead Tax	\$	<u>Not Payed</u>
2. Mtg. Tax	\$	<u>0.00</u>
3. Recording Fee	\$	<u>5.00</u>
4. Indexing Fee	\$	<u>7.00</u>
5. No Tax Fee	\$	<u>1.00</u>
6. Certified Fee	\$	<u>1.00</u>
Total	\$	<u>10.00</u>