

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

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 SIX HUNDRED EIGHTY THOUSAND & NO/100---- (\$680,000.00) DOLLARS to the undersigned grantor, CSG Construction Company, Inc. a corporation, (herein referred to as the 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 Charles S. Givianpour and wife, Concetta Givianpour (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 7, according to the survey of St. Charles at Greystone, Phase II, as recorded in Map Book 16 page 22 in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317 page 260, in the Probate Office of Shelby County, Alabama and all amendments thereto.

Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil surface and/or subsurface conditions, known or unknown (including, without limitations, sinkholes, underground mines, tunnels and limestone formations and despoits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

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

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

GRANTEES' ADDRESS: 4018 St. Charles Drive, Birmingham, Alabama 35242

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 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 GRANTEES, 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 28th day of June, 1993.

CSG Construction Company, Inc.

By: Saeid Charles Givianpour
Saeid Charles Givianpour, President

State of Alabama)
County of Shelby)

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 St. Charles at Greystone, 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 full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND THIS THE 28th day of June, 1993.

My Commission Expires:

3-5-95

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

07/08/1993-20021
NOTARY PUBLIC
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

Inst # 1993-20021