

**Cahaba Title, Inc.**Eastern Office  
(205) 833-1571  
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This instrument was prepared by:

(Name) Courtney Mason & Associates  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Amir H. Ashtarani  
(Address) \_\_\_\_\_**CORPORATION FORM WARRANTY DEED****STATE OF ALABAMA**Shelby**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of One Hundred Thousand and No/100's**DOLLARS**

to the undersigned grantor,

St. Charles at Greystone, Inc.

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

Amir H. Ashtarani(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, 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; being situated in 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 deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

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

09/01/1993-26600  
05:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 108.50

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  
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 25th day of August, 19 93

ATTEST:

St. Charles at Greystone, Inc.

Secretary

By

C-S.V.  
Charles Givianpour

President

**STATE OF ALABAMA**Shelby**County**I, the undersigned

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

hereby certify that Charles Givianpourwhose name as President of 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 with full authority, executed the same voluntarily for and as the act of said corporation.Given under my hand and official seal, this the 25th day of August, 19 93COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95

Notary Public

Inst # 1993-26600