

This instrument was prepared by

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

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY THOUSAND & NO/100---- (\$40,000.00) DOLLARS to the undersigned grantor, The Ridge at Meadowbrook, Inc. a corporation, (herein referred to as the 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 Laura Huber (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 4, according to the Survey of The Ridge at Meadowbrook, First Sector, as recorded in Map Book 14 page 41 A & B, 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, current taxes, restrictions, set-back lines and rights of way, if any, of record.

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

GRANTEES' ADDRESS: 2 HUNTER'S TRACE PECHAM, AL 35124

Purchasers 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.

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, 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 Secretary, Charles Givianpour, who is authorized to execute this conveyance, hereto set its signature and seal, this the 22nd day of June, 1994.

The Ridge at Meadowbrook, Inc.
By: Charles Givianpour
Charles Givianpour, Secretary

State of Alabama) County of Shelby)
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles Givianpour whose name as Secretary of The Ridge at Meadowbrook, 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 THIS THE 22nd DAY OF June, 1994.
My Commission Expires: 8-9-95

Charles Givianpour
Notary Public

06/28/1994-20399
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

Colonial
P.O. Box 277

Inst # 1994-20399