

1524
JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Summey B. Higgins, Jr.

(Address) 300 Cahaba Park South, Suite 130, Birmingham, Alabama 35243

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One & no/100 .(\$1.00)

DOLLARS

to the undersigned grantor, Cornerstone Properties, 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 presents, grant, bargain, sell and convey unto Windsor Estates Association

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

Part of Lot 1, Block 2, Windsor Estates.

Begin at the SE corner of Lot 1, Block 2 of Windsor Estates, as recorded in Map Book 9, Page 132 in the Probate Office of Shelby County, Alabama, and run in a northerly direction along the Westerly right of way line of Bradford Place, a distance of 111.54 feet; thence 90 degrees left, in a westerly direction, a distance of 30.00 feet; thence 90 degrees left, in a southerly direction, a distance of 92.31 feet; thence 54 degrees 52 minutes 45 seconds left, in a southeasterly direction, a distance of 34.32 feet; thence 50 degrees 07 minutes left, in an easterly direction, a distance of 2.00 feet to the Point of Beginning.

Mineral and mining rights excepted.

Subject to restrictions, easements and covenants of record.

Subject to agreements and restrictions with Alabama Power Company of record.

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 Donald M. Acton President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 13th day of August, 1986

ATTEST:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 SEP 22 AM 10:44

Cornerstone Properties, Inc.

By Donald M. Acton President

STATE OF Alabama

COUNTY OF Shelby

I, Summey B. Higgins, Jr.

hereby certify that Donald M. Acton

whose name as the President of Cornerstone Properties, 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 13th day of August, 1986

Southtrust Mtg Summey B. Higgins Jr.
Notary Public