



**JEFFERSON TITLE CORPORATION**

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Sandra J. Hughes

(Address) 2232 Cahaba Valley Drive  
Birmingham, Alabama 35242

Corporation Form Warranty Deed

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-One Thousand Five Hundred & 00/100 ----- DOLLARS  
(\$31,500.00)  
to the undersigned grantor, Brook Chase Estates, L.L.C., 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

Cornerstone Building Company, Inc.

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

Lot 5, Phase One, according to the survey of Brook Chase Estates, as recorded in Map Book 21, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1996.

Subject to restrictions, covenants, building lines and easements of record.

\$31,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

07/30/1996-24488  
09:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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 10th day of July, 1996.

ATTEST:

\_\_\_\_\_  
Secretary By Donald M. Acton President

STATE OF ALABAMA  
COUNTY OF SHELBY  
I, Sandra J. Hughes

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

hereby certify that Donald M. Acton

whose name as the President of Brook Chase Estates, L.L.C., 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 10th day of July, 1996.

Sandra J. Hughes  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct. 6, 1999.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

#31.500

Cahaba Title