

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:
Name) STEWART-DAVIS, P.C.
Address) 3800 Colonnade Parkway, Suite 650
Birmingham, AL 35243

Send Tax Notice to:
(Name) James D. Hutton
(Address) 2080 King Charles Court
Alabaster, AL 35007

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 ONE HUNDRED THIRTY FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS
(\$135,500.00)

to the undersigned grantor CORNERSTONE BUILDING CO., INC. a corporation,

(herein referred to as 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 JAMES D. HUTTON and LINDA L. HUTTON, husband and wife

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 50, according to the map of Spring Gate Estates, Phase One,
as recorded in Map Book 19, Page 23, in the Office of the Judge
of Probate of Shelby County, Alabama.

SUBJECT, to any and all restrictions, easements and rights-of-way
of record affecting said property.

\$128700.00 of the purchase price herein is from the proceeds of a
purchase money mortgage, executed this date and to be recorded
simultaneously herewith.

Inst # 1996-24663

07/31/1996-24663
08:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDI MCD 15:50

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever,
it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint
lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 DONALD M. ACTON President,
who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 25th
day of July, 19 96.

ATTEST:

Secretary

CORNERSTONE BUILDING CO., INC.
By Donald M. Acton
DONALD M. ACTON President

STATE OF ALABAMA }
JEFFERSON County }

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Donald M. Acton, whose name as President of
Cornerstone Building CO., 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), (she), 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 25th day of July A.D., 19 96.

Notary Public

My Commission Expires:

Inst # 1996-24663