

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
Cornerstone Building Co., Inc.
2232 Cahaba Valley Drive
Birmingham, AL 35242

STATE OF ALABAMA}
COUNTY OF SHELBY}

Corporation Form Deed TLWR05

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED EIGHTY THOUSAND AND NO/100's----- DOLLARS (\$ 180,000.00)** to the undersigned grantor, CHELSEA PROPERTIES, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto **CORNERSTONE BUILDING CO., INC.** (herein referred to as GRANTEEES), the following described real estate, situated in SHELBY County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

02/25/1998-06405
02:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 12.00

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD Unto the said GRANTEEES, their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEEES their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, James H. Estes, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 17th day of February, 1998.

CHELSEA PROPERTIES, INC.

By: James H. Estes
James H. Estes
Its: President

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James H. Estes, whose name as President of CHELSEA 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 17th day of February, 1998.

[Signature]
Notary Public

My Commission Expires: 5/29/99

1st # 1998-06405

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

A parcel of land situated in the NE 1/4 of Section 13, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
Begin at an axle found locally accepted to be the SW corner of the NE 1/4 of NE 1/4 of said Section 13 and run in a southwesterly direction for a distance of 69.95 feet to an iron pin found at the NW corner of Lot 3 High Chaparral Sector B 1st Addition as recorded in Map Book 22, on page 60, the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 90 deg. 01 min. 02 sec. and run in a southeasterly direction along the North line of said Lot 3 for a distance of 659.94 feet to an iron pin found at the Northeast corner of said Lot 3, said iron pin found being on the West right of way line of Matador Drive in said High Chaparral Sector B 1st Addition; thence turn an angle to the left of 89 deg. 54 min. 44 sec. and run in a northeasterly direction for a distance of 58.97 feet to a point; thence turn an angle to the right of 90 deg. 48 min. 54 sec. and run in a Southeasterly direction for a distance of 60.05 feet to an iron pin found on the Eastern right of way line of said Matador Drive and the West line of Lot 4 in said High Chaparral Sector B 1st Addition; thence turn an angle to the left of 90 deg. 49 min. 49 sec. and run in a Northeasterly direction along the West line of said Lot 4 for a distance of 334.92 feet to a iron pin found on a curve to the left having a central angle of 2 deg. 47 min. 52 sec. and a radius of 736.65 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 35.97 feet to an iron pin found at the Northwest corner of said Lot 4; thence turn an angle to the right from the chord of said curve of 89 deg. 14 min. 53 sec. and run in a Southeasterly direction along the North line of said Lot 4 and also along the North line of Lot 37 High Chaparral Sector B as recorded in Map Book 16 page 69, in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 376.76 feet to an iron pin found; thence turn an angle to the left of 31 deg. 59 min. 54 sec. and run in a northeasterly direction along the Northwest line of said Lot 37 and Lot 36 in said High Chaparral Sector B for a distance of 157.99 feet to an iron pin found; thence turn an angle to the left of 8 deg. 33 min. 35 sec. and run in a Northeasterly direction along the Northwest line of Lot 36 and 35 in said High Chaparral Sector B for a distance of 191.65 feet to an iron pin found; thence turn an angle to the left of 49 deg. 11 min. 56 sec. and run in a Northeasterly direction along the West line of said Lot 35 for a distance of 201.16 feet to an iron pin found; thence turn an angle to the right of 2 deg. 27 min. 20 sec. and run in a Northeasterly direction along the West line of Lot 35 and 34 in said High Chaparral Sector B for a distance of 438.81 feet to a pine knot found at the Northeast corner of said NE 1/4 of the NE 1/4; thence turn an angle to the left of 89 deg. 54 min. 46 sec. and run in a Westerly direction for a distance of 1321.79 feet to a 2 inch opened top iron; thence turn an angle to the left of 88 deg. 39 min. 32 sec. and run in a Southerly direction for a distance of 1248.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1998-06405

02/25/1998-06405
02:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00