

This instrument was prepared by:  
CORNERSTONE PROPERTIES  
2232 Cahaba Valley Drive  
Birmingham, AL 35242

Inst # 1999-31091

07/26/1999-31091  
02:24 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 HWS 12.00

STATE OF ALABAMA)  
COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THIRTY FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$35,500.00) to the undersigned grantor, CORNERSTONE BUILDING COMPANY, INC AND SPRATLIN CONSTRUCTION COMPANY, INC., both corporations, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, convey, unto CORNERSTONE BUILDING COMPANY, INC. (herein referred to as GRANTEES), the following described real estate, situated in Shelby County, Alabama:

Lot 518, according to the Survey of Yellowleaf Ridge Estates, Fifth Sector, as recorded in Map Book 25, Page 132, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.  
All of the purchase price was paid from a mortgage loan closed simultaneously herewith.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEES 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 GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by Donald M. Acton its President, and William F. Spratlin its president, respectively, who are authorized to execute the conveyance, has hereto set their signature and seal, this 20<sup>th</sup> day of July, 1999.

CORNERSTONE BUILDING COMPANY, INC.

By:   
Donald M. Acton  
Its: President

SPRATLIN CONSTRUCTION COMPANY, INC.

By:   
William F. Spratlin  
Its: President

STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Donald M. Acton, whose name as President of Cornerstone Building Company, 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 20<sup>th</sup> day of July, 1999.

  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 21, 2001.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF ALABAMA )  
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William F. Spratin, whose name as President of Spratin Construction Company, 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 20<sup>th</sup> day of July, 1999.

*Sumner B. Higgins Jr.*  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar. 21, 2001.  
BONDED UNDER NOTARY PUBLIC UNDERWRITERS.

*William F. Spratin*

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