

This instrument was prepared by

(Name) James J. Odom, Jr.
2154 Highland Avenue
(Address) Birmingham, Alabama 35205 604

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Shelby Cnty Judge of Probate, AL
01/17/1980 00:00:00 FILED/CERTIFIED

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-seven Thousand, Five Hundred and No/100----- DOLLARS,

to the undersigned grantor, Cornerstone Properties, Inc. a corporation,
in hand paid by Floyd E. Miller

the receipt of which is hereby acknowledged, the said Cornerstone Properties, Inc.

does by these presents, grant, bargain, sell and convey unto the said Floyd E. Miller

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lct 17, in Block 5, according to the Survey of Southwind, Fourth Sector, as recorded in Map Book 7, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) A 35 foot building set back line from Tahiti Terrace; (3) A 10 foot utility easement as shown on recorded map, over rear of said lot; (4) Restrictions recorded in Misc. Book 27, Page 978; (5) Permit to Alabama Power Company recorded in Deed Book 316, Page 359; (6) Easements regarding underground cables recorded in Misc. Book 28, Page 646; (7) Agreement with Alabama Power Company recorded in Misc. Book 28, Page 647.

\$60,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Floyd E. Miller, his heirs and assigns forever.

And said Cornerstone Properties, Inc. does for itself, its successors and assigns, covenant with said

Floyd E. Miller, his

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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

Floyd E. Miller, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Cornerstone Properties, Inc. by its

President, Donald M. Acton, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of January, 19 80.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

CORNERSTONE PROPERTIES, INC.

1980 JAN 17 AM 8:20
Secretary

By Donald M. Acton, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

James A. Snowden, Jr.
JUDGE OF PROBATE

Deed 750 Security 399-929
R.C. 1.50
Ind. 1.00
10.00

I, the undersigned said State, hereby certify that Donald M. Acton whose name as 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 16th day of January, 19 80.
Fruit & Berry Corp.