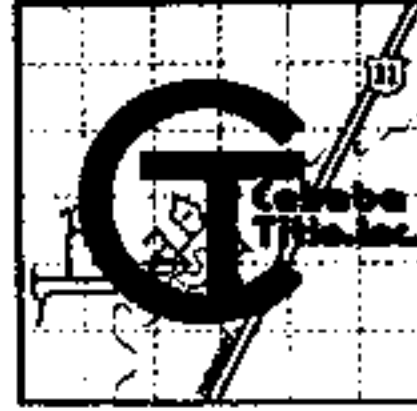


Rodger A. Cooney
2400 Chandabrook Dr.
Pelham, Al. 35124
Telephone 205-683-1130



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

This instrument was prepared by

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124

1303

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Four Thousand Nine Hundred and No/100 (\$74,900.00) DOLLARS

to the undersigned grantor, Cornerstone Properties, 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

Rodger A. Cooney and Elizabeth W. Cooney

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 321, according to the survey of Chandalar South - Sixth Sector Addition, as recorded
in Map Book 7, Page 49-50, in the Office of the Judge of Probate of Shelby County, Alabama.
(This particular lot is shown in Map Book 7, Page 50 in said Probate Office.)

Subject to:

- (1) Taxes due October 1, 1983.
- (2) Building setback line of 35' from Chandabrook Drive.
- (3) Restrictions as recorded in Misc. Book 24, Page 890 in the Probate Office of Shelby County, Alabama.
- (4) Transmission line permit to Alabama Power Company as recorded in Deed Book 234, Page 659 and Deed Book 179, Page 375 in said Probate Office.
- (5) Agreement with Alabama Power Company for underground cable as recorded in Misc. Book 25, Page 742 in said Probate Office.
- (6) Covenants as recorded in Misc. Book 25, Page 747 in said Probate Office.

\$71,100.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of June 1983.

ATTEST:

CORNERSTONE PROPERTIES, INC.

STATE OF ALABAMA
COUNTY OF JEFFERSON

NOTARY PUBLIC
DONALD M. ACTON
WAS FILED

1983 JUN 28 AM 9:10
See Mtg 432-909

Deed Tax 4.00
Rec 1.50
Jud 1.00
6.50

I, the undersigned
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 24th day of June 1983.

Form ALA-33

Daniel M. [redacted] ler

First [redacted] L.

James K. [redacted]
Notary Public