

This instrument prepared by:
W. Howard Donovan, III
Attorney at Law
Suite 339
1608 13th Avenue, South
Birmingham, AL 35205

Send Tax Notice to:
Cornerstone Properties, Inc.
P. O. Box 694
Pelham, AL 35124

423 4817-D

REPLACEMENT WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of \$10.00 and other good and valuable consideration to the undersigned grantor, Meadow Brook Partnership, an Alabama General Partnership (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

CORNERSTONE PROPERTIES, INC., a corporation
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County:

Lot(s) 55, 56, and 85,
according to the survey of Meadow Brook,
12th Sector, as recorded in Map Book 9, Page 27,
in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1985 are a lien, but not due and payable until October 1, 1985.
2. Building setback lines as shown on recorded map.
3. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 58, Page 486, in the Probate Office.
4. Easement to Alabama Power Company as shown by instrument recorded in Real Volume 5, Page 155, in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 79, Page 287, in the Probate Office.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her, their, or its heirs, successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, their, or its heirs, successors 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 GRANTEE, his, her, their, or its heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR hereto set its signature and seal, this the 15th day of November, 1984.

\$23,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

MEADOW BROOK PARTNERSHIP, an
Alabama General Partnership
By [Signature]
Its Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that John B. Davis, whose name as Partner of Meadow Brook Partnership, an Alabama General Partnership, is signed to the foregoing warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of said warranty deed, he, as such Partner, and with full authority, executed the same voluntarily for and as the act of said General Partnership.

Given under my hand this the 15 day of November, 1984.

Martha B. Mullins
NOTARY PUBLIC
My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 15, 1987

Southtrust M & Corp.

BOOK 012 PAGE 90

Fee 2.50
Jud 1.00
3.50

STATE OF ALABAMA
NOTARY PUBLIC
1984 DEC 18 AM 11:23
(SEAL)

