

This instrument was prepared by

(Name) LARRY L. HALCOMB
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 3512 OLD MONTGOMERY HIGHWAY
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CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
 COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-one thousand two hundred and no/100 ----- (\$ 21,200.00)

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

Dane A. Browning and Karen B. Browning

(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 55, Meadow Brook, 12th Sector, as recorded in Map Book 9, Page 27, in the Probate Office
 of Shelby County, Alabama. Situated in Shelby County, Alabama.
 Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to restrictions, rights of way, building lines and agreement with Alabama Power
 Company of record.

\$13,365.36 of the purchase price recited above was paid by a mortgage loan closed
 simultaneously herewith.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		800
Mineral Tax		
Recording Fee		250
Index Fee		100
TOTAL	\$	1150

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

1985 JAN 29 AM 10:10

JUDGE OF PROBATE

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, Donald M. Acton
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of January 1985

ATTEST:

Cornerstone Properties, Inc.

By Donald M. Acton President

STATE OF Alabama
 COUNTY OF Jefferson

I, Larry L. Halcomb

a Notary Public in and for said County in 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 15th day of January

Larry L. Halcomb

My Commission Expires 12-31-85