

This instrument was prepared by

228

NO TITLE EXAMINATION

Russell Rozof
200 Cahaba Park South
Suite 200
Birmingham, AL 35244

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
WOMESWOOD ALABAMA 35209

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-seven thousand and no/100 (\$ 27,000.00) DOLLARS,

to the undersigned grantor, Cornerstone Properties, Inc. a corporation

(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

Russell Rozof

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 3, according to the survey of Meadow Brook Estates, 8th Sector as recorded in Map Book 8, Page 57 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to restrictions, easements, building lines, and rights of way of record.

BOOK 019 PAGE 907

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

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

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 20th day of February, 19 85.

ATTEST:

Deed TAX 27.00
Rec 2.50
Jud 1.00
30.50

STATE OF ALABAMA
COUNTY OF SHELBY
SECRETARY

Cornerstone Properties, Inc.

By Donald M. Acton

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Larry L. Halcomb

1985 MAR -5 AM 10:54
Notary Public

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, acknowledged before me on this day that he is the grantor of the foregoing conveyance, and who is known to me, acknowledged before me on this day that he is the grantee of the contents of the conveyance, he, as such officer and with full authority, executed the same and as the act of said corporation.

Given under my hand and official seal, this the

20th day of February

Notary Public