

This instrument was prepared by

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

NO TITLE EXAMINATION

Send tax notice to:
J.S.A. Inc.
2/82

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-eight thousand and no/100 (\$ 28,000.00) **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

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

Lot 9, according to the survey of Meadow Brook, 7th Sector, 2nd Phase, as recorded in Map Book 9, Page 36 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 020 PAGE 473
\$28,000.00 of the purchase price recited above was paid from a Mortgage closed simultaneously herewith.

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 President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 20th day of February, 19 85

ATTEST: RECORDING FEES

Recording Fee \$ 2.50

Index Fee 1.00

TOTAL Alabama \$ 3.50

STATE OF Alabama

COUNTY OF Jefferson

I, Larry L. Halcomb

hereby certify that Donald M. Acton

whose name as President of Cornerstone Properties, Inc.

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, and as the act of said corporation.

Given under my hand and official seal, this the 20th day of February

Notary Public Bank of Commerce

Notary Public