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This instrument was prepared by

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

WARRANTY DEED-

STATE OF ALABAMA
 SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine hundred twenty-five thousand and no/100 (\$ 925,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
 or we,
 Acton Investment Company, an Alabama General Partnership

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Cornerstone Properties, Inc.

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

See legal description on attached exhibit "A".

Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to rights of way to Alabama Power Company and Shelby County, Alabama, of record.

Subject to agreement of record.

\$740,000.00 of purchase price recited above was paid from a mortgage
 filed simultaneously herewith.

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

And I (~~xxx~~) do for myself (~~xxxxxxx~~) and for my (~~xxxx~~) heirs, executors, and administrators covenant with the said GRANTEES,
 their heirs and assigns, that I am (~~xxxxxx~~) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
 unless otherwise noted above; that I (~~xxx~~) have a good right to sell and convey the same as aforesaid; that I (~~xxx~~) will and my (~~xxx~~)
 heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
 against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 12th
 day of September, 19 85.

Acton Investment Company, an Alabama General
 Partnership

By: Mark H. Acton, Jr.
 General Partner

STATE OF ALABAMA
 JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
 hereby certify that Mark H. Acton, Jr.
 whose name 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 executed the same voluntarily *
 on the day the same bears date.

Given under my hand and official seal this 12th day of September A. D., 1985

Mark H. Acton, Jr.
 Notary Public

*In his capacity as General Partner of Acton Investment Company, an Alabama General Partnership

✓ American Title

My Commission Expires 1/23/86

Exhibit "A"

A parcel of land located in the Northeast quarter of Section 11, Township 19 South, Range 2 West and the Northwest quarter of Section 12, Township 19 South, Range 2 West, more particularly described as follows: Begin at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 12, Township 19 South, Range 2 West; thence in an easterly direction along the northerly line of said quarter-quarter section, a distance of 663.87 feet; thence 129 degrees 56 minutes right, in a southwesterly direction, a distance of 999.43 feet; thence 18 degrees 32 minutes right, in a southwesterly direction, a distance of 1045.12 feet; thence 42 degrees 45 minutes 15 seconds left, in a southwesterly direction, a distance of 300.22 feet to a point in the northerly Right of Way line of Meadow Brook Road; thence 75 degrees 00 minutes 15 seconds right, in a westerly direction along said Right of Way line, a distance of 90.00 feet; thence 50 degrees 07 minutes right, in a northwesterly direction, a distance of 377.91 feet to the Southeast corner of the Southwest quarter of the Northeast quarter of Section 11, Township 19 South, Range 2 West; thence 50 degrees 07 minutes left, in a westerly direction along the southerly line of said quarter-quarter section, a distance of 184.00 feet; thence 116 degrees 31 minutes 35 seconds right, in a northeasterly direction, a distance of 446.52 feet; thence 25 degrees 45 minutes 56 seconds right, in a northeasterly direction, a distance of 1032.55 feet; thence 34 degrees 13 minutes 55 seconds left, in a northeasterly direction, a distance of 308.48 feet to a point in the northerly line of the Southeast quarter of the Northeast quarter of Section 11, Township 19 South, Range 2 West, thence 72 degrees 02 minutes 34 seconds right, in an easterly direction along the northerly line of said quarter-quarter section, a distance of 334.00 feet to the Point of Beginning.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

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

1985 SEP 20 AM 8:28

Thomas P. Henderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>185.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>191.00</u>

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