

This instrument was prepared by **LARRY L. HALCOMB**
(Name) **ATTORNEY AT LAW**
3512 OLD MONTGOMERY HIGHWAY
(Address) **HOMERWOOD, ALABAMA 35206**

Send tax notice to:
Harold L. Brown
3124 Bradford Place
Birmingham, AL 35243

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 Two hundred thirty thousand and no/100 ----- (\$ 230,000.00)

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

Harold N. Brown and Melanie H. Brown

(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 7, Block 2, according to the Survey of Windsor Estates as recorded
in Map Book 9, page 132 in the Probate Office of Shelby County, Alabama.**

Minerals and mining rights excepted.

Subject to taxes for 1986.

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

**\$ 184,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.**

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

1986 JUN -4 AM 8:33

Thomas A. Shoultz, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 46.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 49.50

BOOK 074 PAGE 751
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 **23rd** day of **May** 1986

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 **23rd** day of

May

Larry L. Halcomb
Larry L. Halcomb

My Commission Expires January 23, 1990

