

1783

This Form Furnished by



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Summey B. Higgins, Jr.(Address) 300 Cahaba Park South, Suite 300, Birmingham, Alabama 35243

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Two Thousand Five Hundred & no/100 (\$52,500.00)

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 Spratlin & Edwards Construction Co., Inc.,

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

Lot 2, Block 1 according to Survey of Windsor Estates, as recorded in Map Book 9, Page 132, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1986.

Subject to restrictions, building lines, easements and covenants of record.

Subject to agreements and restrictions with Alabama Power Company of record.

\$ 52,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

1. Deed Tax \$ 2. Mtg. Tax 3. Recording Fee 2504. Indexing Fee 100

TOTAL

350STATE OF ALABAMA
SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JUN 25 AM 8:31

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,

Donald M. Acton

President, who is

this the 18th day of June, 1986.

ATTEST:

Cornerstone Properties, Inc.

By

Donald M. Acton

Secretary

President

STATE OF Alabama

COUNTY OF Shelby

I,

Summey B. Higgins, Jr.

a Notary Public in and for said County, in said State,

hereby certify that Donald M. Acton

whose name as the 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

18th day of June, 1986

Notary Public

My Commission Expires March 21, 1989

Return Copy Noted
 Neal & Spratlin
 RE: Box 67-A
 Charles Allen 35043