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1637
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This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) P. O. Box 360187
Birmingham, AL 35236

Send Tax Notice to:
(Name) Joel D. & Sandra P. Nelson
(Address) 3100 Bradford Place
Birmingham, Alabama 35243

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SIXTY EIGHT THOUSAND AND NO/100THS (\$268,000.00)-----

to the undersigned grantor, **CORNERSTONE BUILDING CO., 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
Joel D. Nelson and wife, Sandra P. Nelson

(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 Lot 1, Block 2, according to the survey of Windsor Estates, as recorded in Map Book 9, Page 132 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT: Part of Lot 1, Block 2, Windsor Estates, more particularly described as follows: Begin at the SE corner of Lot 1, Block 2, of Windsor Estates, as recorded in Map Book 9, Page 132, in the Probate Office of Shelby County, Alabama, and run in a northerly direction along the Westerly right of way line of Bradford Place, a distance of 111.54 feet; thence 90 deg. left, in a westerly direction a distance of 30.00 feet; thence 90 deg. left, in a southerly direction a distance of 92.31 feet; thence 54 deg. 52 min. 45 sec. left, in a southeasterly direction a distance of 34.42 feet; thence 50 deg. 07 min. left, in an easterly direction a distance of 2.00 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$200,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 3100 Bradford Place, Birmingham, Alabama 35243

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 contingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it President, Donald M. Acton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of June 19 87

ATTEST:

STATE OF ALA. SHELBY CO. CORNERSTONE BUILDING CO., INC.
I CERTIFY THIS
INSTRUMENT WAS FILED By Donald M. Acton
Donald M. Acton, President
1987 JUN 25 PM 1:59

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

Send TAX 68.00
Rec 2.50
Fees 1.00
Total 71.50

I, THE UNDERSIGNED Donald M. Acton a Notary Public is and for said County in said State, hereby certify that Donald M. Acton whose name as President of CORNERSTONE BUILDING CO., 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 is 24TH day of June

3/10/91

My Commission Expires

Donald M. Acton
Notary Public