

This Form Furnished by

J85591

984



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 130, Birmingham, Alabama 35243

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Eight Thousand Five Hundred & no/100 (\$98,500.00) DOLLARS
to the undersigned grantor, Cornerstone Properties Real Estate, 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(s) 30, 31 & 32 according to the survey of Meadow Ridge, as recorded in Map Book 11, Page 40, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Mineral and mining rights excented.

Subject to taxes for 1987.

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

\$98,500.00 of the purchase price recited above was paid from mortgage loans closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
88 JAN 15 AM 8:20

- 1. Deed Tax \$
- 2. Mig. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- 3.50

TO HAVE AND TO HOLD, To the said GRANTEE, his ~~her or their heirs~~ and assigns forever;

JUDGE OF PROBATE

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 Donald M. Acton President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 14th day of August, 1987

ATTEST:

Secretary By Donald M. Acton
Donald M. Acton President
Cornerstone Properties Real Estate, Inc.

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 Real Estate, 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 14th day of August, 1987

Jefferson Title Summey B. Higgins, Jr.
Notary Public

BOOK 167 PAGE 603