

87420
Shelby

This Form Furnished by

1223



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

This instrument was prepared by

(Name) Summey B. Higgins, Jr.

(Address) 2232 Cahaba Valley Drive, Birmingham, Alabama 35242

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Six Thousand Four Hundred Fifty & no/100 (\$36,450.00) 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 May Homes, Inc.

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

Lot(s) 40 according to the survey of Meadowridge, 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 excepted.

Subject to taxes for 1988.

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

BOOK 184 PAGE 828

\$36,450.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

1. Doc. Tax	\$	---
2. Reg. Fee		---
3. Recording Fee		<u>2.50</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>3.50</u>

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

this the 26th day of April, 1988

ATTEST:

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

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

STATE OF ALABAMA 88 MAY 17 AM 11:51

COUNTY OF SHELBY
I, Sandra J. Hughes
JUDGE OF PROBATE

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 26th day of April, 19 88

Sandra J. Hughes
Notary Public
MY COMMISSION EXPIRES