

This instrument was prepared by:  
 Clayton T. Sweeney  
 SouthBridge Parkway  
 Suite 650  
 Birmingham, AL 35209

Send Tax Notice To:  
 Eddleman & Associates  
 2700 Highway 280 South  
 Suite 325  
 Birmingham, AL 35223

STATE OF ALABAMA )  
 SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned grantor, Cornerstone Properties Real Estate, Inc., in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said Eddleman & Associates, a general partnership, does by these presents, grant, bargain, sell and convey unto Eddleman & Associates (herein referred to as "Grantee", whether one or more) the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

Lots 67 and 68, according to the Survey of Brook Highland, 2nd Sector, as recorded in Map Book 12, Page 63 A & B, as recorded in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above property is conveyed subject to:

- (1) Ad valorem taxes due and payable October 1, 1989.
- (2) Existing easements, conditions, restrictions, set-back lines, rights-of-way, limitations, if any, of record.
- (3) Mineral and mining rights not owned by Seller.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever, and said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized partner this 1st day of February, 1989.

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

89 FEB -3 AM 10:40

1. Deed Tax \$ 1.00  
 2. Mtg. Tax 2.50  
 3. Recording Fee 1.00  
 4. Indexing Fee 1.00  
 TOTAL 4.50

STATE OF ALABAMA )  
 JEFFERSON COUNTY )

SELLER:

Cornerstone Properties Real Estate, Inc.

By: Donald M. Acton  
 Donald M. Acton, President

1.00  
 2.50  
 1.00  
 4.50

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Donald M. Acton, whose name as President of Cornerstone Properties Real Estate, Inc., is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal of office this 1st day of February, 1989.

Clayton T. Sweeney  
 Notary Public  
 My Commission Expires: 5-29-91

BOOK 225 PAGE 267

Clayton Sweeney & Associates