

This Form Furnished by

1754



JEFFERSON TITLE CORPORATION

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

This instrument was prepared by

(Name) Sandra J. Hughes

(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 Nine Thousand and 00/100 (\$39,000.00) 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 Neal F. Spratlin

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

Lot 107, according to the survey of Brook Highland, 3rd Sector, as recorded in Map Book 12, Page 64, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1989.

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

\$ 39,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

1. Deed Tax \$
2. ~~MO. TAX~~ COLLECTED
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 5.50

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 28th day of April, 19 89.

ATTEST:

By Donald M. Acton President

STATE OF ALABAMA
COUNTY OF SHELBY
I, Sandra J. Hughes

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 28th day of April, 19 89.

Jefferson Title
Form ALA-32 (Rev. 12-74)

Sandra J. Hughes
Notary Public

MY COMMISSION EXPIRES OCTOBER 6, 1991