

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
CORNERSTONE BUILDING
COMPANY, INC.
2232 Cahaba Valley Drive
Birmingham, AL 35242

STATE OF ALABAMA}
COUNTY OF SHELBY}

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED TEN THOUSAND DOLLARS AND NO/100'S (\$110,000.00)** to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I or we, **JAMES C. GROVES and wife, SUSAN B. GROVES**, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto **CORNERSTONE BUILDING COMPANY, INC.** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in Shelby County, Alabama:

Lot 13, according to the Map and Survey of Greystone, 4th Sector, as recorded in Map Book 16, Page A, B, & C, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317 Page 260 in the Probate Office of Shelby County, Alabama and all amendments thereto.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD to the said GRANTEE its successors and assigns, forever.

And I/we do for myself/ourselves, and for my/our heirs, executors, and administrators, covenant with said GRANTEE its successors and assigns, that I am/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators 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, we have hereto set our hands and seals, this the 7th day of June, 1995.


JAMES C. GROVES


SUSAN B. GROVES

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, **JAMES C. GROVES and SUSAN B. GROVES**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily as their act on the day the same bears date.

Given under my hand and seal of office this 7th day of June, 1995.

My Commission Expires: 5/29/99


Notary Public

Inst # 1995-16355

06/22/1995-16355
12:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 119.50

Inst # 1995-16355