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This instrument was prepared by:

(Name) STEWART-DAVIS, P.C.
(Address) 3800 Colonnade Parkway, Suite 650
Birmingham, AL 35243

Send Tax Notice to:

(Name) Franklin T. Faulk
(Address) 120 King Charles Lane
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED THIRTY SEVEN THOUSAND AND NO/100 (\$137,000.00) DOLLARS

to the undersigned grantor CORNERSTONE BUILDING COMPANY, INC. a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto FRANKLIN T. FAULK and YVONNE ANNETTE FAULK, husband and wife

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Lot 46, according to the Survey of Spring Gate Estates, Phase One, as recorded in Map Book 19, Page 23, in the Probate Office of Shelby County, Alabama.

SUBJECT, to any and all restrictions, easements and rights-of-way of record affecting said property, if any.

One Hundred Twenty Three Thousand Three Hundred and NO/100 (\$123,300.00) Dollars of the purchase price herein is from the proceeds of a purchase money mortgage, executed this date and to be recorded simultaneously herewith.

Inst # 1996-04273

02/09/1996-04273
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 22.50

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its _____ President, who is authorized to execute this conveyance, has hereto set its signature and seal(s) this _____ 1st day of February, 19 96.

ATTEST:

Secretary

CORNERSTONE BUILDING COMPANY, INC.

By

Donald M. Acton
DONALD M. ACTON

President

STATE OF ALABAMA

JEFFERSON County }

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 Building Company, 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), (she), 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 1st day of February, A.D., 19 96.

My Commission Expires:

Notary Public