

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

RICHARD T. DAVIS  
STEWART-DAVIS, P.C.  
3800 Colonnade Pkwy, Ste 650  
Birmingham, AL 35243

HUGH T. MOORE  
LINDA MOORE  
100 King Charles Lane  
Alabaster, AL 35007

STATE OF ALABAMA  
COUNTY OF SHELBY

CORPORATE WARRANTY DEED

SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ---ONE HUNDRED FORTY-FIVE THOUSAND SEVEN HUNDRED EIGHTY-FOUR AND 21/100'S DOLLARS (\$ 145,784.21 ) to the undersigned GRANTOR (whether one or more),

CORNERSTONE BUILDING CO., INC., a corporation (herein referred to as GRANTOR) in hand paid by the GRANTEE(S) herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto HUGH T. MOORE AND WIFE, LINDA MOORE, hereinafter referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

Lot 40, according to the Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, Page 120, in the Probate Office of Shelby County, Alabama.

Subject to the following exceptions:

1. Ad Valorem taxes for the year 1996 and subsequent years, said taxes not yet due and payable until October 1, 19 96.
2. Easements, restrictions, residential covenants and right of ways of record.

\$130,950.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan filed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. 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.

05/06/1996-14652  
10:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 26.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal  
this the 27th day of April, 1996.

ATTEST:

CORNERSTONE BUILDING CO., INC.

\_\_\_\_\_  
BY: Donald M. Acton  
Donald M. Acton  
Its President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for  
said County in said State, hereby certify that Donald M. Acton,  
President of CORNERSTONE BUILDING CO., INC. , 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, in his official capacity as said PRESIDENT of  
said corporation, executed the same voluntarily on the day the  
same bears date.

Given under my hand and official seal, this the 27th day  
of April, 1996.

Richard Davis  
Notary Public

My Commission Expires: 2-4-99

Inst # 1996-14652

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