

This instrument was prepared by:

Wendy Love Cornett
Burr & Forman
420 North 20th Street
3100 SouthTrust Tower
Birmingham, AL 35203

Send Tax Notice to:

Vickie L. Grimes
3868 Timberline Way
Birmingham, Alabama 35243

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 1996-16504

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Two Hundred Thousand Dollars (\$200,000.00) and other good and valuable consideration to the undersigned grantor, Cornerstone Building Co., Inc., an Alabama corporation, ("Grantor"), in hand paid by Vickie L. Grimes, a married individual, ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain real estate (the "Property") situated in Shelby County, Alabama, being more particularly described in Exhibit A attached hereto and incorporated herein by reference.

Subject, however, to the encumbrances described on Exhibit B attached hereto and incorporated herein by reference.

EXCEPT FOR THE WARRANTIES OF TITLE SET FORTH IN THIS STATUTORY WARRANTY DEED, NO WARRANTIES OR REPRESENTATIONS, EITHER EXPRESSED OR IMPLIED, ARE MADE WITH RESPECT TO THE PROPERTY HEREIN CONVEYED, IT BEING THE EXPRESS INTENTION OF GRANTOR AND GRANTEE THAT SAID PROPERTY SHALL BE CONVEYED AND TRANSFERRED TO GRANTEE IN ITS PRESENT CONDITION AND STATE OF REPAIR, "AS IS" AND "WHERE IS", WITH ALL FAULTS.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized officer on this 21st day of May, 1996.

Cornerstone Building Co., Inc., an Alabama corporation

By: Donald M. Acton
Donald M. Acton
Its: President

Inst # 1996-16504

05/22/1996-16504
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 216.00

Alabama Title

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF Jefferson)

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 Co., Inc., an Alabama corporation, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation as of the day the same bears date.

Given under my hand and seal of office this 21st day of May, 1996.

Wanda G. Love
Notary Public
My commission expires: 10-99

[NOTARIAL SEAL]

EXHIBIT A

A parcel of land in the SE 1/4 of NE 1/4 of Section 12, Township 19 South, Range 1 East and the N 1/2 of Section 7, Township 19 South, Range 2 East, more particularly described as follows: Commence at the Northwest corner of Section 7, Township 19 South, Range 2 East; thence run South along the West line of Section 7 for a distance of 1318.74 feet; thence turn an angle to the right of 88 degrees, 14 minutes and run West for a distance of 300.00 feet; thence turn an angle to the left of 45 degrees and run Southwest for a distance of 315.41 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for a distance of 595.75 feet; thence turn an angle to the left of 146 degrees, 19 minutes, 58 seconds and run Northeast for a distance of 1888.51 feet; thence turn an angle to the right of 25 degrees, 35 minutes, 03 seconds and run Southeast for a distance of 219.10 feet; thence turn an angle to the right of 23 degrees, 24 minutes, 54 seconds and run Southeast for a distance of 609.69 feet; thence turn an angle to the left of 96 degrees, 07 minutes, 46 seconds and run Northeast for a distance of 370.03 feet; thence turn an angle to the left of 92 degrees, 22 minutes, 51 seconds and run Northwest for a distance of 995.47 feet; thence turn an angle to the left of 41 degrees, 44 minutes, 39 seconds and run Southwest for a distance of 1485.32 feet to the point of beginning; being situated in Shelby County, Alabama. Contains 20.00 Acres.

All rights conveyed in the Grant of non-exclusive perpetual easement by Hall and Lucille Thompson to Colleton, an Alabama general partnership, dated and recorded as Instrument #1995-7790 in Probate Office.

EXHIBIT B

1. General and special taxes or assessments for 1996 and subsequent years not yet due and payable.
2. Easement(s) to Ayers Interests, Inc. as shown by instrument recorded in Deed Book 351 page 732 in Probate Office.
3. Subject to that certain Declaration of Easements, Protective Covenants, and Restrictions for Colleton Lake, A Residential Subdivision, filed as Instrument #1996-04784 in Probate Office.

Inst # 1996-16504

05/22/1996-16504
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 NC3 216.08