

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

SEND TAX NOTICE TO:
GLENN O. MILLER
LUCIANA T. MILLER
121 Charles Circle
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY}

Corporation Form Deed/TWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWENTY-EIGHT THOUSAND DOLLARS AND NO/100's (\$128,000.00) 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 whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto GLENN O. MILLER and LUCIANA T. MILLER (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 38, 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:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$102,400.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEES their heirs 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 GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Donald M. Acton, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 10th day of June, 1996.

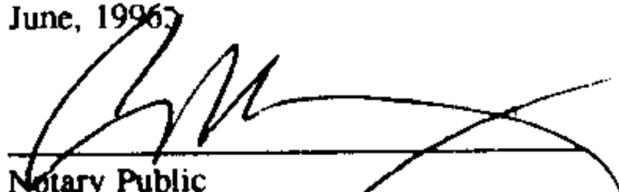
CORNERSTONE BUILDING COMPANY, INC.

By: 
Donald M. Acton
Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, 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, 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 10th day of June, 1996


Notary Public

06/17/1996-19526
11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCG 34.50

My Commission Expires: 5/29/99

Inst. # 1996-19526

CLAYTON T. SWEENEY, ATTORNEY AT LAW