



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.
(Address) 2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

SEND TAX NOTICE:
John M. Horwarth
113 Sweet Gum
Lane
Chelsea, Alabama
35043

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Inst # 1996-34113

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FIFTY-SEVEN THOUSAND FOUR HUNDRED FIFTY AND NO/100

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

John M. Horwarth and Kathleen M. Horwarth

(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 1, according to the Map and Survey of Yellowleaf Ridge Estates, First Addition,
as recorded in Map Book 20, page 104, in the Probate Office of Shelby County,
Alabama.

\$ 110,450.00 of the above recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines,
rights of way, limitations, if any, of record.

Inst # 1996-34113

10/14/1996-34113
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOL MCD 55.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its
successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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, Donald M. Acton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of October 19 96

ATTEST:

Cornerstone Building Company, Inc.

By *Donald M. Acton* President

Secretary

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 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 the 10th day of October 19 96

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 6, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

John E. [Signature]
Notary Public