



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

Corporation Form Warranty Deed

SEND TAX NOTICE:

Suzan A. Frueh  
102 Sweet Gum Lane  
Chelsea, Alabama 35043

Inst # 1996-36375

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY-TWO THOUSAND AND NO/100\*\*\*\*\* DOLLARS  
to the undersigned grantor, Cornerstone Building Company, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Suzan A. Frueh and John W. Frueh

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, more particularly described as follows:

Lot 10, according to the Survey of Yellowleaf Ridge Estates, as recorded in Map Book 18, page 127, in the Probate Office of Shelby County, Alabama.

\$ 145,800.00 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.

11/01/1996-36375 10:00 AM SHELBY COUNTY 001 SNA 25.00  
Inst # 1996-36375

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 30th day of October, 1996

ATTEST:

Cornerstone Building Company, Inc.

By

Secretary

President

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. 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 30th day of October, 1996

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

Notary Public