

29708-1586

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

Pruett, Brown, Turner
& Norton, L.L.C.
Attorneys at Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

JAMES ALAN RHODES
255 PIN OAKS DRIVE
CHELSEA, AL 35043

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND DOLLARS and 00/100 (\$185,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of which is acknowledged, we, DON ACTON, AS PRESIDENT OF CORNERSTONE BUILDING CO., INC. (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES ALAN RHODES and MICHELLE BENTON RHODES, (herein referred to as GRANTEE, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 214, ACCORDING TO THE MAP AND SURVEY OF YELLOWLEAF RIDGE ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 93 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


THIS CONVEYANCE IS MADE SUBJECT TO AD VALOREM TAXES FOR 1997, SAID TAXES BEING A LIEN BUT NOT DUE AND PAYABLE, UNTIL OCTOBER 1, 1997 AND FURTHER SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS, BUILDING LINES, RIGHT OF WAY(S), LIMITATIONS AND AGREEMENTS AS THE SAME ARE FILED OF RECORD IN SAID PROBATE OFFICE.

\$175,750.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE 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 the said GRANTEE, his, her, or 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; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DON ACTON, AS PRESIDENT OF CORNERSTONE BUILDING CO., INC., have hereunto set his, her or their signature(s) and seal(s), this the 29th day of August, 1997.


CORNERSTONE BUILDING CO., INC.
BY: DON ACTON
ITS: PRESIDENT

Inst # 1997-29581

09/15/1997-29581
12:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCD 20.50

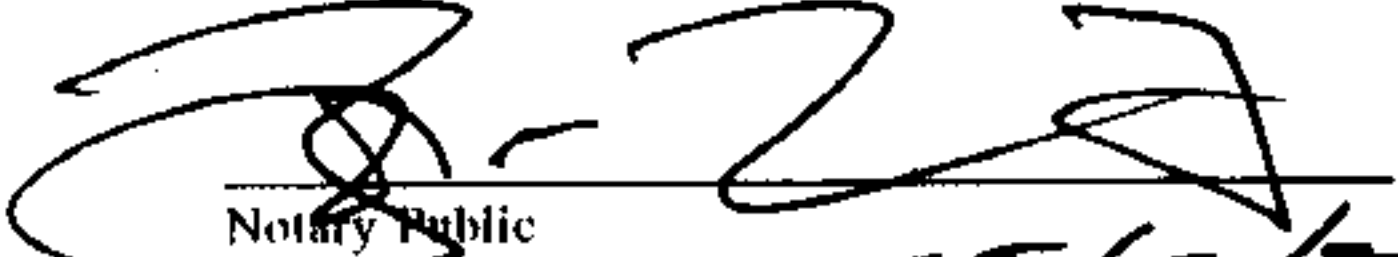
Inst # 1997-29581

STATE OF ALABAMA)
(COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **DON ACTON**, whose name as **PRESIDENT** of **CORNERSTONE BUILDING CO., INC** 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 member and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 29TH day of AUGUST, 1997.


Notary Public
My commission expires: 05/03/98

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