

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

SEND TAX NOTICE TO:
ROBIN L. ROLLINS

128 KING CHARLES WAY
ALABASTER, AL 35007

STATE OF ALABAMA}
Shelby COUNTY}

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FORTY FOUR THOUSAND AND NO/100 DOLLARS (\$144,000.00)** 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 which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell, and convey unto **ROBIN L. ROLLINS** (herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 35, according to the Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, Page 120, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.
Existing covenants and restrictions, easements, building lines, and limitations of record.


\$79,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the 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; that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs 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 30th day of April, 1998.

CORNERSTONE BUILDING COMPANY, INC.

By: 
DONALD M. ACTON
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 the 30th day of April, 1998.


Notary Public

My Commission Expires: 5-29-99

Post # 1998-17474

05/13/1998-17474
08:34 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 REC 73.50