

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

SEND TAX NOTICE TO:  
TERRY W. WARE  
JOAN K. WARE  
104 Spring Road  
Pelham, AL 35124

STATE OF ALABAMA}  
COUNTY OF SHELBY}

Corporation Form Deed/JTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$350,000.00)** to the undersigned grantor, CORNERSTONE BUILDING CO., 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 **TERRY W. WARE and JOAN K. WARE** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

08/04/1998-29808  
02:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 136.00

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$ 225,000.00 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 23<sup>rd</sup> day of July, 1998.

CORNERSTONE BUILDING CO., INC.

By: Donald M. Acton  
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 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 23<sup>rd</sup> day of July, 1998.

Clayton T. Sweeney  
Notary Public  
My Commission Expires: 5/29/99

Inst # 1998-29808

CLAYTON T. SWEENEY, ATTORNEY AT LAW

**EXHIBIT "A"**

Lot 19, Block 1, and that part of Lot 17, Block 1 of Summer Place, Second Sector, as recorded in Map Book 17 page 132 A & B, Shelby County, Alabama.

That part of Lot 17 described as follows: Commence at the NW corner of said Lot 17; thence Easterly along the Northerly line of said Lot 17 a distance of 25.00 feet to the point of beginning; thence continue Easterly along the last described course a distance of 150.11 feet; thence 53 deg. 12 min. 05 sec. right in a Southeasterly direction a distance of 72.38 feet to the Southeasterly line of said Lot 17; thence 96 deg. 37 min. 15 sec. right in a Southwesterly direction a distance of 162.75 feet; thence 99 deg. 29 min. 31 sec. right in a Northwesterly direction a distance of 149.41 feet to the point of beginning; being situated in Shelby County, Alabama.

**Inst # 1998-29808**

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