

439871
This instrument was prepared by:
CORNERSTONE PROPERTIES
2232 Cahaba Valley Drive
Birmingham, AL 35242

Inst # 1999-04541

STATE OF ALABAMA}
COUNTY OF Shelby}

02/02/1999-04541
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Eight Thousand Five Hundred and No/100 (\$28,500.00) to the undersigned grantor, YELLOWLEAF ESTATES, 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, convey, unto, McGinnis Construction Co. (herein referred to as GRANTEES), the following described real estate, situated in Shelby County, Alabama:

Lot 211, according to the 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; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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.

\$28,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

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 managing member, Donald M. Acton who is authorized to execute the conveyance, has hereto set his signature and seal, this 17th day of August, 1998

YELLOWLEAF ESTATES, INC

By: Donald M. Acton
Donald M. Acton its managing member

ATTEST:

STATE OF ALABAMA}
SHELBY 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 its managing member of YELLOWLEAF ESTATE, Inc., a corporation, has 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 17th day of August, 1998.

Thang Lee Logan
Notary Public

My commission expires: 5/14/02