

This instrument was prepared by:
Clayton T. Sweeney, Attorney

2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
CORNERSTONE BUILDING COMPANY,
INC.

PARCELS I AND II
CHELSEA, AL

STATE OF ALABAMA}
COUNTY OF SHELBY}

Corporation Form Deed J13WR05

KNOW ALL MEN BY THESE PRESENTS. That in consideration of **THIRTY THOUSAND AND NO/100 DOLLARS DOLLARS (\$30,000.00)** 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, and convey unto **CORNERSTONE BUILDING COMPANY, INC. and SPRATLIN CONSTRUCTION COMPANY, INC.**, (herein referred to as **GRANTEES**), the following described real estate, situated in **SHELBY County, Alabama**:

Inst # 1999-05566

SEE ATTACHED EXHIBIT "A"

02/09/1999-05566
11:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE CRN 41.00

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$405,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEES**, 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 President, **WILLIAM F. SPRATLIN**, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 2ND day of FEBRUARY, 1999.

YELLOWLEAF ESTATES, INC.

By: 
WILLIAM F. SPRATLIN
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 **WILLIAM F. SPRATLIN**, whose name as President of **YELLOWLEAF ESTATES, 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 2ND day of FEBRUARY, 1999.


Notary Public

My Commission Expires: 5/29/99

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

Parcel I

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 33, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of said 1/4 1/4 Section; thence run North along the West line of said 1/4 1/4 Section for a distance of 416.47 feet to the point of beginning; thence continue along last stated course for a distance of 182.58 feet to a point; thence turn an angle to the right of 55 deg. 22 min. 27 sec. and run in a Northeasterly direction for a distance of 7.50 feet to a point; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in a Southeasterly direction for a distance of 150.24 feet to a point; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in a Southwesterly direction for a distance of 111.25 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 33, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of said 1/4 1/4 Section; thence run North along the West line of said 1/4 1/4 Section for a distance of 671.96 feet to the point of beginning; thence continue along last stated course for a distance of 230.00 feet to a point; thence turn an angle to the right of 145 deg. 22 min. 27 sec. and run in a Southeasterly direction for a distance of 189.26 feet to a point; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in a Southwesterly direction for a distance of 130.69 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1999-05366

**02/09/1999-05366
11:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 41.00**