

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.
SPRATLIN CONSTRUCTION
COMPANY, INC.

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) to the undersigned grantor or grantors, DONALD M. ACTON, a married man, and WILLIAM F. SPRATLIN, a married man, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto CORNERSTONE BUILDING COMPANY, INC. and SPRATLIN CONSTRUCTION COMPANY, INC. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Inst # 1999-05567

SEE ATTACHED EXHIBIT "A"

02/09/1999-05567
11:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CM 12.00

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 purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject property is not the homestead of the grantors nor their spouses.

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 said GRANTEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the 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, I/we have hereto set my/our hand(s) and seal(s), this the 2ND day of FEBRUARY, 1999.


DONALD M. ACTON


WILLIAM F. SPRATLIN

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 and WILLIAM F. SPRATLIN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2ND day of FEBRUARY, 1999.

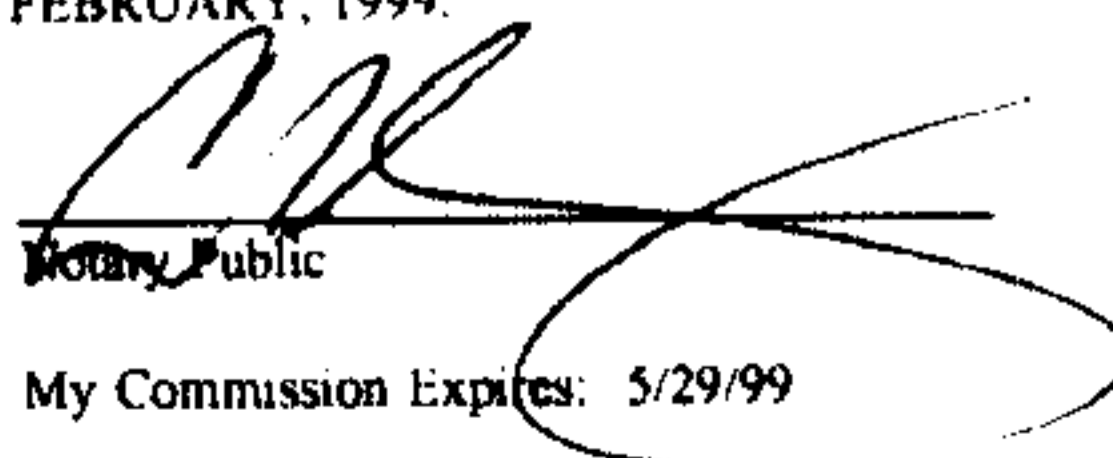

Notary Public
My Commission Expires: 5/29/99

EXHIBIT "A"

Parcel III

A parcel of land situated in the NW 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 SE corner of said 1/4 1/4 Section; thence run West along the South line of said 1/4 1/4 Section for a distance of 900.00 feet to a point; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in a Northerly direction for a distance of 275.00 feet to a point; thence turn an angle to the right of 57 deg. 10 min. 13 sec. and run in a Northeasterly direction for a distance of 1,097.66 feet, more or less, to the East line of said 1/4 1/4 Section; thence turn an angle to the right of 124 deg. 18 min. 03 sec. and run in a Southerly direction along the East line of said 1/4 1/4 Section for a distance of 870.38 feet to the point of beginning; being situated in Shelby County, Alabama.

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002 CRH 12.00**