

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.

STATE OF ALABAMA}

S H E L B Y

C O U N T Y }

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED TWENTY THOUSAND DOLLARS AND NO/100's (\$220,000.00)** to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, WILLIAM R. SHERMAN and wife, PATRICIA M. SHERMAN, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto **CORNERSTONE BUILDING COMPANY, INC.** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in **SHELBY County, Alabama**:

Lot 11, according to the Amended Map of Carleton Point, as recorded in Map Book 15, Page 108, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1999 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1999.

Existing covenants and restrictions acknowledged by GRANTEE, easements, building lines and limitations of record.

\$150,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE its successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors 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 24th day of March, 1999.


WILLIAM R. SHERMAN


PATRICIA M. SHERMAN

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, WILLIAM R. SHERMAN and PATRICIA M. SHERMAN, 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, executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this 24th day of March, 1999.


Notary Public
My Commission Expires: 5/29/99

03/31/1999-13521
01:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 78.50

Inst # 1999-13521

CLAYTON T. SWEENEY, ATTORNEY AT LAW