

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

STATE OF ALABAMA)
COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Six Thousand and No/100 (\$26,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, BROOKCHASE ESTATES, L.L.C., an Alabama Limited Company, (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell, convey, unto CORNERSTONE BUILDING CO., INC. (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama:

Lot 43, according to the Survey of BROOKCHASE ESTATES, Phase Two, as recorded in Map Book 22, Page 47, in the Probate Office of 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, 2000.

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

TO HAVE AND TO HOLD Unto the said GRANTEE, their successors and assigns, forever.

\$26,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith. 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, the said GRANTOR, by its Managing Member, who is authorized to execute the conveyance, hereto set his signature and seal, this 12th day of April, 1999.

BROOKCHASE ESTATES, L.L.C.
an Alabama Limited Liability Company

By Donald M. Acton
Donald M. Acton
Its: Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Donald M. Acton, whose name as Managing Member BROOKCHASE ESTATE, L.L.C., an Alabama Limited Liability Company, 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 seal of office this 12th day of April, 1999.

Spencer H. Hays
Notary Public

Inst # 1999-16366 My commission expires:

MY COMMISSION EXPIRES 4-28-2001

04/20/1999-16366
08:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1995 9.30

CARABA title