

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 THIRTY-TWO THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$32,500.00) to the undersigned grantor, YELLOWLEAF ESTATES, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, convey, unto SPRATLIN CONSTRUCTION CO. INC. (herein referred to as GRANTEEES), the following described real estate, situated in Shelby County, Alabama:

LOT 412, according to the Survey of Yellowleaf Ridge Estates, Fourth Sector, as recorded in Map Book 24, Page 125, 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 1999 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines, and limitations of record simultaneously herewith.

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

\$32,500.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FORM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

And I/we do for myself/ourselves and for my our heirs, executors, and administrators, covenant with said GRANTEEES 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 GRANTEEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Secretary, Donald M. Acton, who is authorized to execute the conveyance, has hereto set his signature and seal, this 5TH day of MAY, 1999.

YELLOWLEAF ESTATES, INC

By: 

Donald M. Acton

Its: Secretary

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 Secretary of YELLOWLEAF ESTATE, 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 5TH day of MAY, 1999


Notary Public

My commission expires:

Inst # 1999-19420

MY COMMISSION EXPIRES 4-25-2001

05/10/1999-19420
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 PMS 9.50