

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

Send Tax Notice To:
McGinnis Construction, Inc.
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, **YELLOWLEAF ESTATE, 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, convey, unto **MCGINNIS CONSTRUCTION CO., INC.** (herein referred to as **GRANTEES**), the following described real estate, situated in Shelby County, Alabama:

Lot 201, according to the Survey of Yellowleaf Ridge Estates, Second Sector, as recorded in Map Book 21, Page 93 A, B & C, 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, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record simultaneously herewith.

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

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith. 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 Vice-President, Donald M. Acton, who is authorized to execute the conveyance, has hereto set his signature and seal, this 14th day of April, 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 **RODNEY D. MCGINNIS**, whose name as Vice President 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 14th day of April, 1999.


Notary Public

My commission expires: ~~XXXXXX~~ 05/29/99

05/20/1999-21244
12:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HHS 9.50

Inst # 1999-21244

CLAYTON T. SWEENEY, ATTORNEY AT LAW