

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

Inst # 1999-31087

07/26/1999-31087
02:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 12.00

STATE OF ALABAMA}
COUNTY OF Shelby}

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100 (\$32,500.00)** to the undersigned grantor, **CORNERSTONE BUILDING COMPANY, INC AND SPRATLIN CONSTRUCTION COMPANY, INC.**, both corporations, (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 **SPRATLIN CONSTRUCTION COMPANY, INC.** (herein referred to as **GRANTEES**), the following described real estate, situated in Shelby County, Alabama:

Lot 513, according to the Survey of Yellowleaf Ridge Estates, Fifth Sector, as recorded in Map Book 25, Page 132, 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 purchase price was paid from 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 Donald M. Acton its President, and William F. Spratlin its president, respectively, who are authorized to execute the conveyance, has hereto set their signature and seal, this 20th day of July, 1999.

CORNERSTONE BUILDING COMPANY, INC

By: Donald M. Acton
Donald M. Acton
Its: President

SPRATLIN CONSTRUCTION COMPANY, INC

By: William F. Spratlin
William F. Spratlin
Its: President

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 President of Cornerstone Building Company, 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 20th day of July, 1999.

Sumner B. Higgins Jr.
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Mar. 21, 2001.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William F. Spratin, whose name as President of Spratin Construction Company, 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 20th day of July, 1999.

Summy B. Higgins Jr.
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Mar. 21, 2001.
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