

99-31062

This instrument was prepared by:
CORNERSTONE BUILDING CO. INC.
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 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 GRANTEE herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, convey, unto Singleton Enterprises, LLC. (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama:

Lot 503, 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 GRANTEE, their heirs and assigns, forever.

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

The full consideration quoted above was paid from a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, the said GRANTOR, Cornerstone Building Company, Inc. by Donald M. Acton its President, and Spratlin Construction Company, Inc. by William F. Spratlin its president, 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.

Inst # 1999-31871

Sumner B. Higgins Jr
Notary Public

07/30/1999-31871
10:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 12.00
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES: MAR. 21, 2001
RENEWED THRU NOTARY PUBLIC UNDERWRITER

Return To:
Alabama Title Co., Inc.

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.

Sumner B. Higgins Jr.
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 31, 2001.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst # 1999-31871

07/30/1999-31871

10:13 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MHS 12.00