

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Cornerstone Building Company, Inc.
2232 Cahaba Valley Drive
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty-Five Thousand and 00/100 (\$125,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Richard A. Sands, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Cornerstone Building Company, Inc., a corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached hereto as Exhibit A.

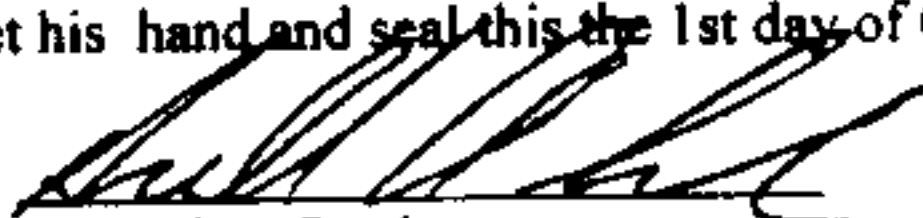
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$95,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 1st day of October, 1999.


Richard A. Sands

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Richard A. Sands, a single individual whose name 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of October, 1999.


NOTARY PUBLIC

My Commission Expires: 3/30/07

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003

Inst # 1999-41460

10/05/1999-41460
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 41.00

EXHIBIT A

Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 12, Township 24 North, Range 15 East; thence run East along the South line of said 1/4-1/4 section as established by the map and survey of Glasscock's Subdivision (Spring Creek) as recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama for 1018 feet, more or less, to an iron pin at the Southeast corner of Lot 19, Block 5 of said subdivision; thence continue East along the last stated course for 58.00 feet to a point on the West bank of Lay Lake as it presently exists, said point being the point of beginning; thence reverse the last stated course and run West for 58.00 feet to an iron pin at the Southeast corner of Lot 19, Block 5, of said Glasscock's Subdivision; thence 89 degrees 57 minutes 37 seconds right and run North along the East line of said subdivision for 185.00 feet to an iron pin; thence 100 degrees 00 minutes right and run East for 65.00 feet to an iron pin; thence 54 degrees 30 minutes right and run Southeasterly for 118.50 feet to a point on the West bank of Lay Lake as it presently exists; thence run generally in a Southwesterly direction along the meandering of the West bank of Lay Lake to the point of beginning.



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