

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 TWENTY-THREE THOUSAND AND NO/100 (\$23,000.00) to the undersigned grantor, YELLOW LEAF ESTATES, INC. a corporations, (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 McGinnis CONSTRUCTION CO. INC. (herein referred to as GRANTEEES), the following described real estate, situated in Shelby County, Alabama

Lot 418, according to the Survey of Yellowleaf Ridge Estates, 4th 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 2000 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

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 managing member, Donald M. Acton who is authorized to execute the conveyance, has hereto set his signature and seal, this 17TH DAY FEBURARY, 2000

\$23,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

YELLOWLEAF ESTATES, INC

By Donald M. Acton
Donald M. Acton its managing member

ATTEST:

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 its managing member of YELLOWLEAF ESTATE, Inc., a corporation, has 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 17TH DAY OF FEBURARY, 2000

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 11, 2001.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires

Shirley B. Higgins
Notary Public

Inst. # 2000-21767
06/30/2000-21767
08:16 AM CERTIFIED
SHELBY COUNTY CLERK OF COURTS
JIM HHS 3.57