


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

  
20030102000000460 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
01/02/2003 08:28:00 FILED/CERTIFIED

STATE OF ALABAMA}  
COUNTY OF Shelby}

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ELEVEN THOUSAND FIVE HUNDRED DOLLARS and No/100 (\$11,500.00)** to the undersigned grantor, **YELLOWLEAF ESTATES, 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 246, 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 2002 and subsequent years are due and payable as of October 1, 2002. Existing covenants and restrictions, easements, building lines, and limitations of record.

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

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 Secretary Treasurer, Donald M. Acton, who is authorized to execute the conveyance, has hereto set his signature and seal, this 19th day of **DECEMBER**, 2002.

\$11,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

YELLOWLEAF ESTATES, INC

By:   
Donald M. Acton, Secretary Treasurer

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 Secretary Treasurer 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 19th day of **DECEMBER**, 2002

  
Notary Public

My commission expires: 1-18-2005

Cahaba Title