

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 Two Hundred Nine Thousand and No/100 (\$209,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, **CORNERSTONE BUILDING CO., INC., A CORPORATION**, (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell, convey, unto LYNAL D. CHAPPELL (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama:

Lot 1, according to the Survey of BRANCH LAKE ESTATES, as recorded in Map Book 25, Page 148, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 2002 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 2003.

Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD Unto the said GRANTEE, their successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT, DONALD M. ACTON, who is authorized to execute the conveyance, hereto set his signature and seal, this 13th day of February, 2003.

CORNERSTONE BUILDING CO., INC..

By: 

Donald M. Acton
Its: PRESIDENT

STATE OF ALABAMA}
COUNTY OF SHELBY}

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 Co., Inc., 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 seal of office this 13th day of February, 2003..


Notary Public

My commission expires: 1-18-2005