

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Spratlin Construction Company, Inc.
2232 Cahaba Valley Drive
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Fifty-Nine Thousand Five Hundred and 00/100 (\$59,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Cornerstone Building Company, Inc., an Alabama corporation and Spratlin Construction Company, Inc.,** an Alabama Corporation (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Spratlin Construction Company, Inc.,** (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 Exhibit "A" for legal description of property conveyed herein which is attached hereto and made a part hereof.

Subject To:
Ad valorem taxes for 2003 and subsequent years not yet due and payable until October 1, 2003. Existing covenants and restrictions, easements, building lines and limitations of record.

All of the consideration was paid from the proceeds of 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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **11th** day of **June, 2003**.

Cornerstone Building Company, Inc.


Donald M. Acton, President

Spratlin Construction Company, Inc.


William F. Spratlin, President

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald M. Acton, whose name as President of Cornerstone Building Company, Inc., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of June, 2003.


NOTARY PUBLIC
My Commission Expires: 6-5-2007

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William F. Spratlin, whose name as President of Spratlin Construction Company, Inc., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of June, 2003.



NOTARY PUBLIC
My Commission Expires: 4/29/06

EXHIBIT A

Proposed Lot 15 in Hidden Ridge Estates, situated in the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows

Commence at a Rail Road rail found locally accepted to be the NE corner of said Section 25; thence run South along the East line of said Section 25 for a distance of 4,028.58 feet to an iron pin found at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 25; thence turn an angle to the right of 92 deg. 30 min. 05 sec. and run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1,333.24 feet to an iron pin found at the SW corner of NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 25; thence turn an angle to the right of 87 deg. 39 min. 10 sec. and run in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 838.16 feet to the point of beginning; thence continue along last stated course for a distance of 1,017.23 feet to an iron pin set on the SW right of way line of a proposed County Road; thence turn an angle to the right 105 deg. 53 min. 39 sec. and run in a Southeasterly direction along said SW right of way line for a distance of 26.61 feet to a point on a curve to the right having a central angle of 30 deg. 11 min. 20 sec. and a radius of 385.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along said SW right of way line for a distance of 202.85 feet to a point; thence turn an angle to the right from the chord of last stated curve of 58 deg. 25 min. 28 sec. and run in a Southerly direction for a distance of 904.63 feet to a point; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in a Westerly direction for a distance of 206.77 feet to the point of beginning; situated in Shelby County, Alabama.