

415,000.00 RC

SHELBY COUNTY
STATE OF ALABAMA

Send tax notice to:
Cornerstone Investments,
Limited Liability Company
1669 Mission Hills Road
Montevallo, Alabama 35115



20050210000067500 Pg 1/3 432.00
Shelby Cnty Judge of Probate, AL
02/10/2005 14:39:00 FILED/CERTIFIED

SPECIAL (STATUTORY) WARRANTY DEED
R.E. No. FTV FV02 (SS 6197)

THIS INDENTURE, made this 26th day of January, 2005, between **John Hancock Life Insurance Company**, a Massachusetts corporation, having its principal place of business at 200 Clarendon Street, Boston, Massachusetts 02117 (Grantor), and **Cornerstone Investments, Limited Liability Company**, an Alabama limited liability company, having an address at 1669 Mission Hills Road, Montevallo, Alabama 35115 (Grantee).

WITNESSETH, that the Grantor, for the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, to it paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following land and the standing timber thereon (Premises), situated in the County of Shelby, and State of Alabama, being more particularly described as follows; to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND
BY THIS REFERENCE MADE A PART HEREOF)

The Premises described hereunder are hereby conveyed "as is," by the tract and not by the acre, the acreage not being guaranteed by the Grantor, and are also conveyed subject to the rights of any tenants or lessees, any persons in possession; all outstanding mineral rights or reservations, oil, gas or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights of way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said Premises; and any matters which could be disclosed by an accurate, current survey or inspection of said Premises.

TO HAVE AND TO HOLD the above-described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's successors and assigns, forever.

DOCSBHM\1262464\1\

EXHIBIT "A"

Legal Description

Township 24 North, Range 13 East, Shelby County, Alabama

Section 12: The North one-half of the Southeast Quarter (N1/2 of SE1/4);

The East one-half of the Northwest Quarter (E1/2 of NW1/4), LESS AND EXCEPT that part lying within State Highway right of way as condemned on November 5, 1958, as shown by Probate Minutes 21, Page 1, in the Probate Office of Shelby County, Alabama.

Township 24 North, Range 14 East, Shelby County, Alabama

Section 7: The Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4);

The Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4).

Being a portion of the premises conveyed to Grantor by deed, dated February 10, 2000, recorded in the Probate Office of Shelby County, Alabama in Instrument #2000-04453.