

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Courtney Lansford
44 Schod Street
Wilsonville, Alabama 35186

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety-Nine Thousand Nine Hundred and 00/100 (\$99,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Cornerstone Building Company, Inc., a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Courtney Lansford, a married woman**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A parcel of land in the SE 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, being the same land described in deed to Dorothy A. Duke, recorded in Instrument No. 1996-002947, in the Probate Office of Shelby County, Alabama; said parcel of land being more particularly described as follows: Commence at the Northeast corner of Section 1, Township 21 South, Range 1 East, and run thence South 00 deg. 18 min. 29 sec. East along the East line of said Section a distance of 1771.31 feet to a point; thence South 89 deg. 31 min. 41 sec. West a distance of 600.22 feet to an iron found at the point of beginning; thence North 04 deg. 20 min. 53 sec. West a distance of 135.92 feet to an iron found; thence South 84 deg. 26 min. 32 sec. West a distance of 135.96 feet to an iron found; thence South 05 deg. 25 min. 38 sec. East a distance of 133.32 feet to an iron found; thence North 85 deg. 32 min. 52 sec. East a distance of 133.42 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

All of the above-recited purchase price was paid from 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, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 26th day of July, 2007.

Cornerstone Building Company, Inc.




By: Donald M. Acton, President



20070727000351350 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/27/2007 03:51:28PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)


20070727000351350 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/27/2007 03:51:28PM FILED/CERT

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., a 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of July, 2007.



NOTARY PUBLIC

My Commission Expires:

12/28/10

U