

Send tax notice to: Cornerstone Property, LLC, 850 Corporate Pkwy, Ste. 100, Birmingham, Al.
35242

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama
County of SHELBY

Clerk: After recording, return to:
Attn: Samuel L. Obenschain, Jr.
Obenschain & Chandler, LLC
7000 Central Parkway, Suite 1450
Atlanta, GA 30328
#1208-3.05m

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred thousand and no/100 (\$200,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto,** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

STEPHEN P. SAIN, a married man
whose mailing address is: 5545 HEATH Row Drive, Birmingham, AL 35242

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto
CORNERSTONE PROPERTY, LLC

whose mailing address is: 850 Corporate Pkwy. Ste. 100, Birmingham AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 850 Corporate Pkwy. Ste. 100, Birmingham, Al. 35242** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$209,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.


Grantor is a married man, however, the property described herein is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 26 day of SEPTEMBER, 2012.

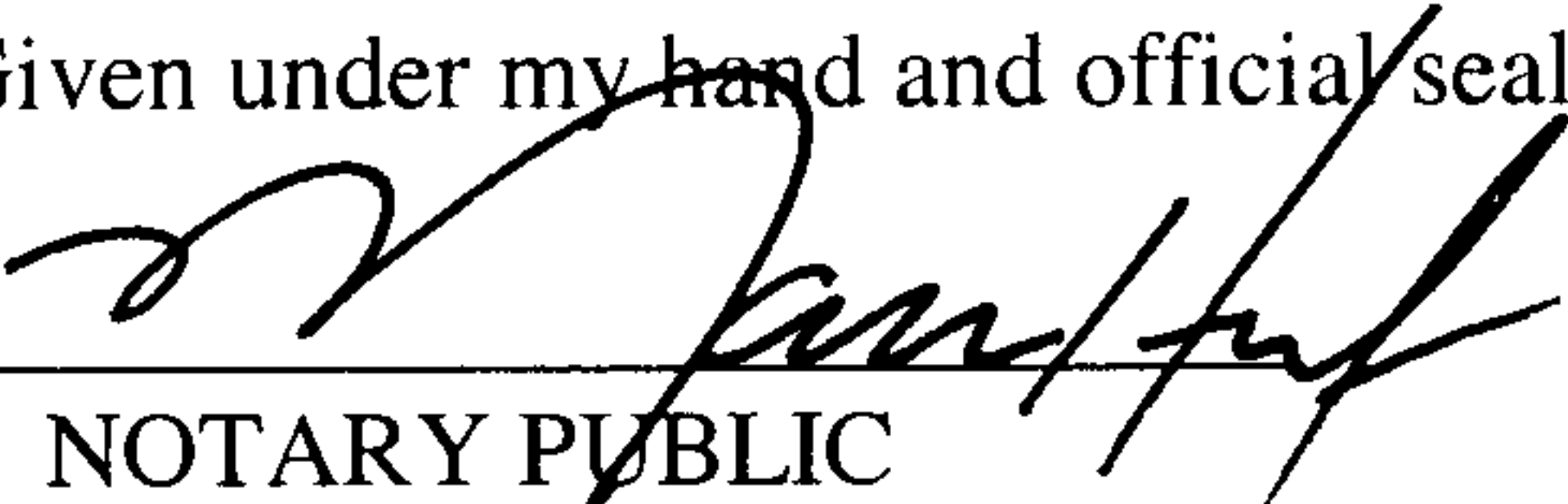
 (Seal)
STEPHEN P. SAIN


20121003000378500 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/03/2012 01:51:16 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen P. Sain, a married man whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of September, 2012.


NOTARY PUBLIC

My commission expires: 

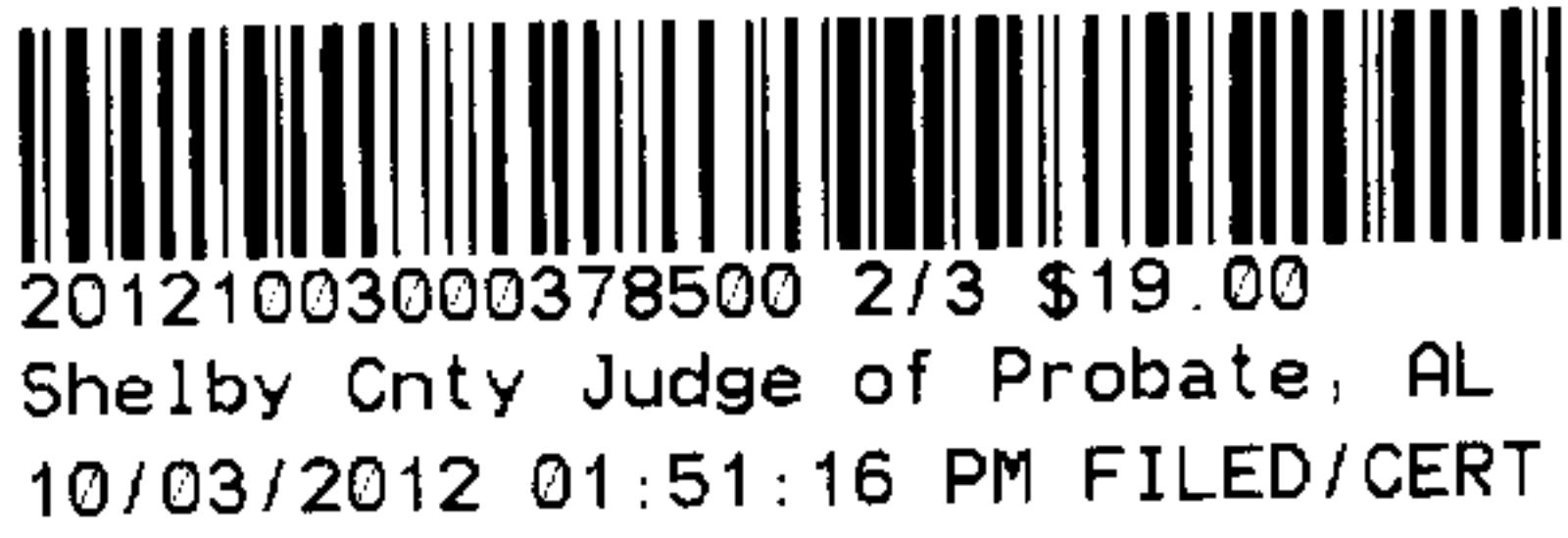
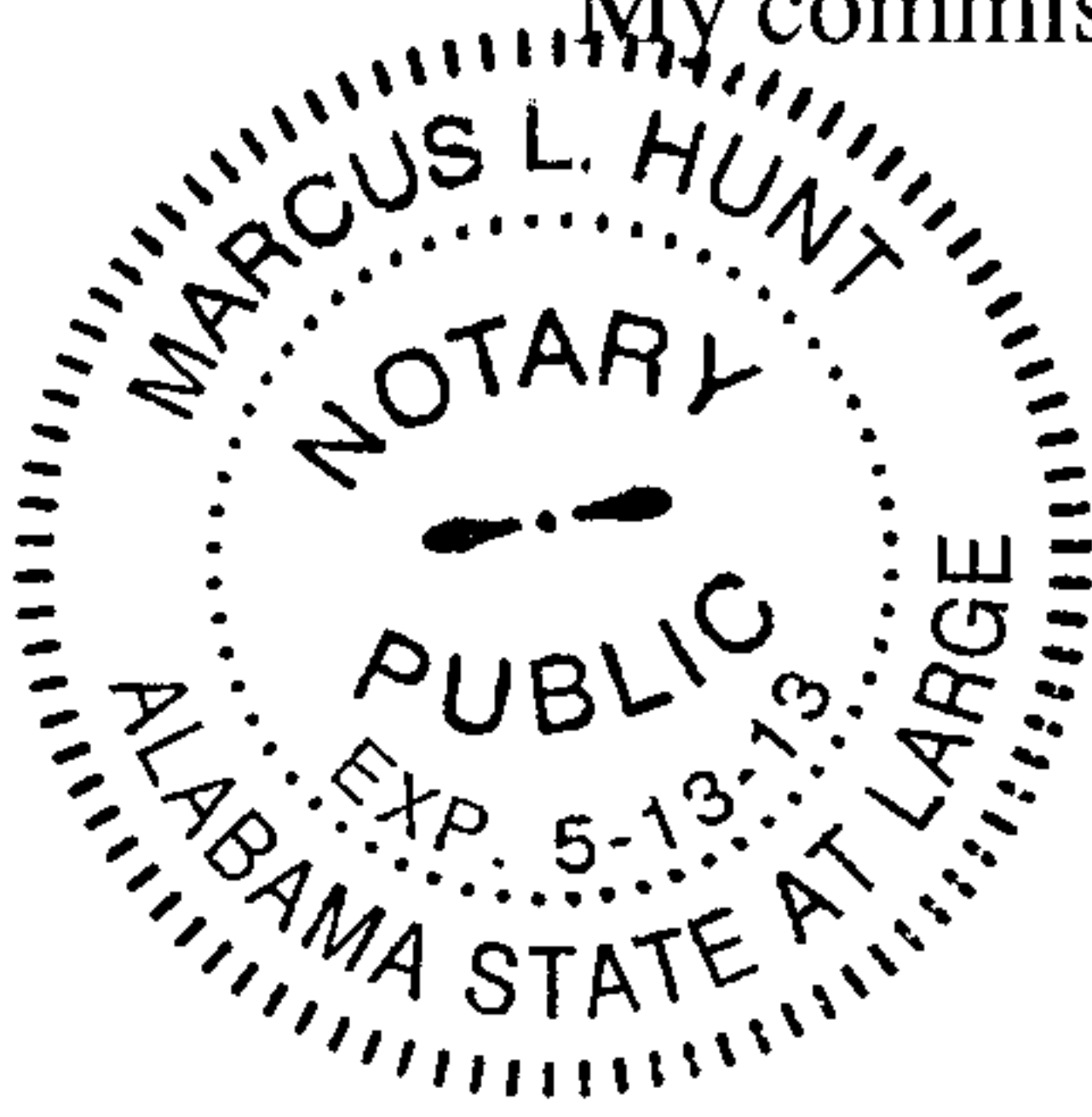


EXHIBIT "A" - LEGAL DESCRIPTION

Unit 100, Block 2, Building B, in Meadow Brook Place Office Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070822000395570, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded as Meadow Brook Corporate Park South Phase II, No. 11A, in Map Book 39, page 6, as shown on Exhibit "B" of said Declaration of Condominium, and Meadow Brook Corporate Park South Phase II Resurvey No. 12 recorded in Map Book 42, page 42, and any future amendments thereto, Articles of Incorporation of Meadow Brook Place Office Condominium Association Inc as recorded in Instrument 20070822000395580, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Meadow Brook Place Office Condominium Association Inc., are attached as Exhibit "C" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "F".



20121003000378500 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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