

Prepared by:
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1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Cornerstone Building, LLC
2232 Cahaba Valley Drive
Birmingham, AL 35242

STATE OF ALABAMA	)	
	)	
COUNTY OF SHELBY	)	WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWENTY-FIVE THOUSAND ONE HUNDRED SEVENTY-SIX AND 56/100 DOLLARS (\$25,176.56) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **ERIC MICHAEL DERN, an unmarried man** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **CORNERSTONE BUILDING, LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$147,680.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is 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, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its 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 23rd day of March, 2016.

Eric Michael Dern

ERIC MICHAEL DERN

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **ERIC MICHAEL DERN**, whose name 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of March, 2016.

[Signature]

NOTARY PUBLIC

My commission expires:

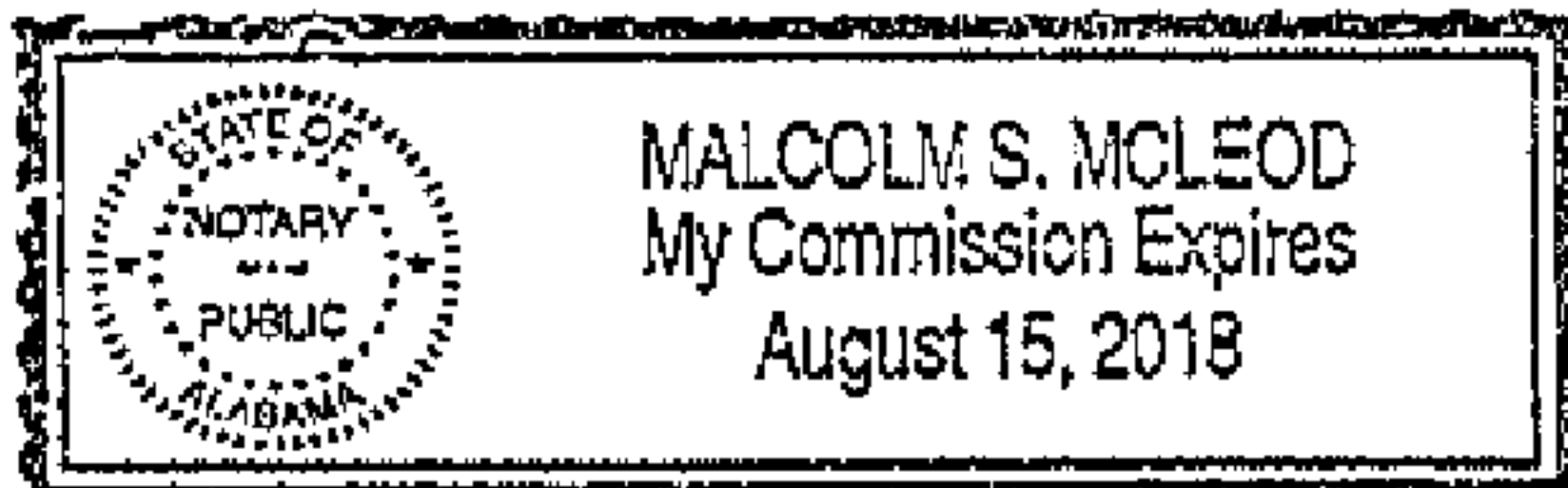


Exhibit A, Legal Description

Commence at the SW corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 00 deg. 00 min. 00 sec. East, a distance of 210.00 feet; thence South 89 deg. 23 min. 00 sec. East a distance of 55.80 feet; thence North 00 deg. 13 min. 17 sec, West a distance of 416.58 feet; thence North 00 deg. 14 min. 43 sec. West a distance of 199.85 feet to the point of beginning; thence continue along the last described course a distance of 199.84 feet; thence South 89 deg. 25 min. 58 sec. East a distance of 417.80 feet; thence South 00 deg. 02 min. 45 sec. West a distance of 200.22 feet; thence North 89 deg. 22 min. 46 sec., West a distance of 416.78 feet to the point of beginning. Being situated in Shelby County, Alabama.

John F. Kennedy