

THIS INSTRUMENT PREPARED

NAME R. Bruce Robertson, III

ADDRESS 620 North 22nd Street, Birmingham, Alabama

WARRANTY DEED (Without Survivorship)

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

~~That in consideration of~~ FOR VALUE RECEIVED,

~~DOLLARS~~

to the undersigned grantor s, Mark H. Acton, Jr. and wife, Minnie Lee Acton

in hand paid by Acton-Coggins Builders, Inc.

the receipt whereof is acknowledged we

the said Mark H. Acton, Jr. and wife,

Minnie Lee Acton

do grant, bargain, sell and convey unto the said Acton-Coggins Builders, Inc.

the following described real estate, situated in Shelby

County, Alabama,

to-wit:

Lot 8, according to Monte Tierra 1st Addition Subdivision, as recorded in Map Book 6, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to: 1) restrictive covenants and conditions filed for record on June 1, 1976, in Misc. Book 16, Page 194; 2) 40 foot building set back line from Eddings Lane as shown on record plat; 3) utility easements as shown on recorded map of said subdivision; and 4) right of way to Alabama Power Company as recorded in Volume 112, Page 456, and in Volume 123, page 433, in Probate Office.



19761230000125980 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/30/1976 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said Acton-Coggins Builders, Inc., its successors

~~heirs~~ and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant

with the said Acton-Coggins Builders, Inc., its successors

~~heirs~~ and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all

encumbrances; except current ad valorem taxes and as set out above;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs,

executors and administrators shall warrant and defend the same to the said Acton-Coggins Builders, Inc.,

its successors

~~heirs~~ and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal

this 3rd day of December

1976

WITNESSES

R. Bruce Robertson, III

Mark H. Acton, Jr.

Minnie Lee Acton

0004, ROBERTSON, BROENENDYKE & HINDEN
620 North 22nd Street
BIRMINGHAM, ALABAMA 35203

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.
615 No. 21st Street
Birmingham, Alabama 35203

COMMONWEALTH LAND TITLE INSURANCE
COMPANY
Judge of Probate
450
300
100

Form B 3013-1

State of ALABAMA } General Acknowledgment
COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Mark H. Acton, Jr. and wife, Minnie Lee Acton
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 3rd day of December A. D., 1976.
Bruce Robertson
Notary Public

State of } General Acknowledgment
COUNTY }

I, a Notary Public in and for said County, in said State,
hereby certify that
whose name signed to the foregoing conveyance, and who known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this day of A. D., 19
Notary Public

19761230000125980 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/30/1976 12:00:00AM FILED/CERT

State of } Corporation Acknowledgment
COUNTY }

I, a Notary Public in and for said County in said State,
hereby certify that
whose name as of
a Corporation, 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 conveyance, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19
Notary Public