



american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 264-8080

(Name) Summey B. Higgins, Jr.

(Address) 300 Cahaba Park South, Suite 130, Birmingham, Alabama 35243

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100 dollars (\$30,000.00)

to the undersigned grantor, D.L. Acton Building Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

M & M Residential Construction Co., Inc.

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 63 according to the survey of Little Ridge Estates as recorded in Map Book 9,
Page 174, in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1986.

Subject to restrictions, easements, building lines and right away of record.

\$30,000.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

BOOK 095 PAGE 258

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 OCT 13 AM 9:53

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

RECORDING FEES
Recorded
Recording Fee \$250
Index Fee 100
TOTAL \$350

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Douglas L. Acton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of September 1986



By *Douglas L. Acton* President

I, Summey B. Higgins, Jr. a Notary Public in and for said County in said
State, hereby certify that Douglas L. Acton
whose name as the President of D.L. Acton Building Company, Inc.
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 and official seal, this the 22nd day of September 1986

B.T. 8

Land Title

Summey B. Higgins Jr.
Notary Public
My Commission Expires March 21, 1988