

This instrument was prepared by

1151

LARRY L. HALCOMB

(Name)

ATTORNEY AT LAW

3512 OLD MONTGOMERY HIGHWAY

(Address)

HOMEWOOD, ALABAMA 35209

SEND TAX NOTICE TO:

Douglas L. Acton

3724 Keswick Circle

Birmingham, Al 35243

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred seventy five thousand and no/100 (175,000.00)

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

Douglas L. Acton and Gail M. Acton

(herein referred to as GRANTEEES) 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 25, according to the survey of Meadow Brook, 5th Sector, 3rd Phase
as recorded in Map Book 10, Page 27 in the Office of the Judge of
Probate of Shelby County, Alabama; being situated in Shelby County,
Alabama.
Mineral and mining rights excepted.

Subject to taxes for 1987.

Subject to restrictions, easements, building lines, transmission line
permit and agreement with Alabama Power Co. of record.

Subject to sinkholes, limestone formations, soil conditions or any
other known or unknown surface or subsurface conditions that may now
or hereafter exist or occur or cause damage to insured property or
buildings as shown by that certain deed recorded in Real 96 Page 300
in the Probate Office.

\$150,000.00 of the purchase price was paid from the proceeds of a
mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, 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 16th day of June 19 87

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT

D. L. Acton Building Company, Inc.
By *[Signature]* President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1987 JUN 22 AM 8:44

I, Larry L. Halcomb, Notary Public in and for said County in said
State, hereby certify that Douglas L. Acton
whose name as 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 16th day of

1. Deed Tax \$ 25.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

38.50

Larry L. Halcomb

My Commission Expires January 23, 1990