

This Instrument was prepared by .

Send Tax Notice to:

(Name) Charles C. Fridlin  
(Address) 2232 Cahaba Valley Drive  
Birmingham, AL 35242

John F. Lepor  
2733 Drennan Circle  
Birmingham, AL 35244

**CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of: (\$ 180,000.00)

ONE HUNDRED EIGHTY THOUSAND DOLLARS AND 00 CENTS

to the undersigned grantor, a corporation; in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,  
D.L. Acton Building Co. Inc.

the said corporation, (herein referred to as GRANTORS) does grant, bargain, sell and convey unto

John F. Lepor and Sandra A. Lepor, as husband and wife,

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to wit:

Lot 53, according to the survey of Meadow Ridge, as recorded in Map Book 11, Page 40, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to any prior reservation or conveyance of record pertaining to mineral and mining rights in, on, or under subject property.

Subject to any and all easements, restrictions, covenants, rights-of-way and any other conditions of record.

NOTE: A purchase money mortgage in the amount of \$ 60,000.00 has been executed simultaneously with this deed, to finance the purchase price of \$ 180,000.00 .

BOOK 194 PAGE 545

STATE OF ALA. SPECIAL  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUL 15 PM 3:21

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Dead Tax \$ 120.00  
2. Mtg. Tax             
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 123.50

TO HAVE AND TO HOLD Unto the said grantees as joint tenants, with right of survivorship, their heir and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, 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  
who is authorized to execute this conveyance, has hereunder set its signature and seal, this 1st day of July, 1988.

ATTEST:

\_\_\_\_\_  
(Seal)  
Secretary

By: *Douglas L. Acton* (Seal)  
Douglas L. Acton  
President

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a 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 Co. 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 1st day of July A.D., 1988.

My commission expires: Mar. 16, 1991

*Charles C. Fridlin*  
Notary Public Charles C. Fridlin

ELLIS & FRIDLIN

ATTORNEYS AT LAW

2232 CAHABA VALLEY DRIVE

BIRMINGHAM, ALABAMA 35242