

This instrument was prepared by

Send Tax Notice to:

(Name) Roger W. Ellis
(Address) 2232 Cahaba Valley Drive
Birmingham, AL 35242

Benjamin T. Jones
2829 Downing Circle
Birmingham, Alabama 35242

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

1374

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of: (\$ 196000.00)

ONE HUNDRED NINETY SIX THOUSAND DOLLARS AND 00 CENTS

to the undersigned grantor, a corporation; in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
Danny F. Acton as President of Acton Homes, Inc.

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

Benjamin T. Jones and Janice K. Jones, 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 4, according to the survey of Meadowridge, as recorded in Map Book 11, Page 40, in the Probate Office of 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 \$ 156800.00 has been executed simultaneously with this deed, to finance the purchase price of \$ 196000.00 .

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 20 PM 6:02

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 39.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 43.00

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 19th day of July, 1988.

ATTEST:

Secretary (Seal)

By: *Danny F. Acton* (Seal)
Danny F. 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

Danny F. Acton

whose name as President of Acton Homes, 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 19th day of July A.D., 1988.

My commission expires: Dec. 18, 1991

Trisha Rean Campbell
Notary Public Trisha Rean Campbell

ELLIS & FRIDLIN

ATTORNEYS AT LAW

2232 CAHABA VALLEY DRIVE
BIRMINGHAM, ALABAMA 35242