

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5800
FAX 988-5905

This instrument was prepared by:

(Name) Mason & Fitzpatrick, P.C.
(Address) 100 concourse Parkway Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Acton Homes, Inc.
(Address) 2232 Cahaba Valley Drive,
Birmingham, Alabama 35242

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-NINE THOUSAND NINE HUNDRED AND NO?100ths DOLLARS

to the undersigned grantor, The Ridge at Meadowbrook, Inc., an Alabama Corporation a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Acton Homes, Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of The Ridge at Meadowbrook, First Sector, as recorded in Map Book 14 Page 41 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 existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Purchaser acknowledges that Purchaser has been informed by Seller of sinkholes and soil conditions existing in Shelby County. Purchaser agrees that Seller shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property or buildings. Purchaser does forever release Seller from any damages arising out of surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Purchaser and all persons, firms and corporations holding under or through Purchasers.

1. Deed Tax	<u>50.00</u>
2. Mtg. Tax	<u>0.00</u>
3. Recording Fee	<u>3.00</u>
4. Indexing Fee	<u>0.00</u>
5. No Tax Fee	<u>0.00</u>
6. Certified Fee	<u>0.00</u>
Total	<u>53.00</u>

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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, devisees, assigns, or its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs, devisees, executor or assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Jim Johnson President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 5th day of March, 19 91

ATTEST:

The Ridge at Meadowbrook, Inc., an
Alabama Corporation

STATE OF ALA. SHELBY CO. Jim Johnson (Seal)
I CERTIFY THIS Jim Johnson President
INSTRUMENT WAS FILED

91 MAR -8 PM 2:39

STATE OF ALABAMA

Shelby

County }

I, the undersigned

hereby certify that Jim Johnson

whose name as President of The Ridge at Meadowbrook, Inc., an Alabama 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)(she), 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 5th day of March, 19 91

My Commission Expires October 23, 1993

Notary Public