



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Summey B. Higgins, Jr.

(Address) 2232 Cahaba Valley Drive
Birmingham, Alabama 35242

05/01/1997-13409
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
27.38

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nineteen Thousand and 00/100 Dollars (\$19,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Minnie G. Acton, a widowed woman,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Cornerstone Building Company, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit: Lot 55, Phase One,

according to the Survey of Spring Gate Estates, as recorded in Map Book 19, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1997.

Subject to existing covenants and restrictions, easements, building lines and limitations of record.

Minnie G. Acton is the surviving grantee in that certain deed recorded in Instrument #1995-10690; the other grantee, Mark H. Acton, Jr., having passed away on or about July 18, 1995.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above, that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th

day of April, 19 97

(SEAL)

Minnie G. Acton
Minnie G. Acton

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY }

General Acknowledgment

I, the Undersigned,
in said State, hereby certify that Minnie G. Acton

a Notary Public in and for said County,

whose name(s) 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, has executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 7th day of April A D 19 97

Sandra J. Hughes

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: Oct. 4, 1999.
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

Inst • 1997-13409