



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

This instrument was prepared by

(Name) Sandra J. Hughes

(Address) 2232 Cahaba Valley Drive
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand and 00/100 Dollars (\$20,000.00)

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 25, according to the Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, Page 120, 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 #1995-10691, and Instrument #1995-10692; 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 14th day of April, 1997

 (SEAL) Minnie G. Acton (SEAL)
 Minnie G. Acton

 (SEAL) _____ (SEAL)

\$20,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

 (SEAL) _____ (SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

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

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 14th day of April A.D. 1997

Cahaba

Sandra J. Hughes
 Notary Public
 NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: Oct. 6, 1999.
 BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst. # 1997-13548

05/02/1997-13548
09:02 AM CERTIFIED
 General Ac...
001 NC9 9.50
 a Notary Public in and for said County.