



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 428-1007-21073

Inst # 1997-21073

This instrument was prepared by

(Name) Sandra J. Hughes
 (Address) 2232 Cahaba Valley Drive
Birmingham, Alabama 35242

07/07/1997-21073
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
 001 NEL 9.50

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Two Thousand Six Hundred Thirty-One & 00/100 Dollars
(\$22,631.00)

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

Betty L. Coleman

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

Shelby County, Alabama, to-wit: Lot 1, Phase Three,
according to the Survey of Spring Gate Estates, as recorded in Map Book
21, Page 85, in the Office of the Judge of Probate of Shelby County,
Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1997.

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

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 24th
 day of June, 19 97.

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

(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 24th day of June A.D. 19 97

Sandra J. Hughes
 Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: Oct. 6, 1999.
 BONDED THRU NOTARY PUBLIC UNDERWRITER.