

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

CORPORATION WARRANTY DEED—JOINT WITH RIGHT OF SURVIVORSHIP

State of Alabama

Shelby

County

442

Know All Men By These Presents.

That for and in consideration of Seven Hundred Fifty and No/100 Dollars (\$750.00) to the undersigned grantor, Champion Development Company, Inc. a corporation, in hand paid by Mark H. Acton, Jr. and wife, Minnie Lee Acton the receipt whereof is acknowledged, the said Champion Development Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

Mark H. Acton, Jr. and wife, Minnie Lee Acton as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 3, Township 19 South, Range 2 West, more particularly described as follows: Commence at the northwest corner of said quarter-quarter section; thence in an easterly direction along the north line of said quarter-quarter section, a distance of 417.20 feet to the intersection with the southwesterly line of Lakeland Trail; thence 31° 26' right, in a southeasterly direction along said street line of Lakeland Trail, a distance of 83.45 feet to the point of beginning; thence 73° 30' right in a southwesterly direction a distance of 570 feet to a point on the northerly edge of Cahaba River; thence in an easterly direction along said Cahaba River, a distance of 100 feet; more or less to the Southwest corner of Lot 39-A of a resurvey of lots 39 and 40, River Estates, as recorded in map book 4, page 66, in the Office of the Judge of Probate of Shelby County, Alabama, thence in a northerly direction along the west line of said lot 39-A, a distance of 505 feet to the northwest corner of said Lot 39-A; thence 65° 26' left, in a northeasterly direction a distance of 10 feet to the point of beginning. Mineral and mining rights excepted. Situated in Shelby County, Alabama.

Subject to taxes for the year 1969 not yet due and payable.
Subject to easements of record.

TO HAVE AND TO HOLD Unto the said Mark H. Acton, Jr. and wife, Minnie Lee Acton as joint tenants, with right of survivorship, their heirs 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Champion Development Company, Inc. does for itself, its successors

and assigns, covenant with said Mark H. Acton, Jr. and wife, Minnie Lee Acton, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as stated 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, warrant and defend the same to the said

Mark H. Acton, Jr. and wife, Minnie Lee Acton, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Champion Development Company, Inc.

has hereunto set its

signature by Ralph Sanderson

its

President,

who is duly authorized, and has caused the same to be attested by its Secretary, on this 20th day of May, 1969.

TEST:

CHAMPION DEVELOPMENT COMPANY, INC.

By

Vice-President.

Secretary.

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State of Alabama

Jefferson

County

I, Margaret Sharp, a Notary Public in and for said county in said state, hereby certify that Ralph Sanderson, whose name as President of the Champion Development Co., 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 the 20th day of May, 1969.

Margaret Sharp
Notary Public
My Commission Expires September 14, 1971

STATE OF ALA. SHELLEY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1969 NOV - 6 AM 9:03
REC. BK. & PAGE AS SHOWN ABOVE
U.C. FILE NUMBER OR
JUDGE OF PROBATE
CONFIDENTIAL

BOOK 260 PAGE 156

RETURN TO: *Ralph Sanderson Realty*
P.O. Box 136 Blount

SUBURBAN HOMES, INC.

TO

MARK H. ACTON, JR. AND WIFE,
MINNIE LEE ACTON

CORPORATION
WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

1.00
1.45
Judge of Probate

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA