

This instrument was prepared by Ralph Sanderson, 3975 Lorna Road, Birmingham, Ala.

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

CORPORATION WARRANTY DEED-JOINT WITH RIGHT OF SURVIVORSHIP

State of Alabama

Shelby

County

443

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, Suburban Homes, Inc.

a corporation, in hand paid by Mark H. Acton, Jr. and wife, Minnie Lee Acton the receipt whereof is acknowledged, the said Suburban Homes, 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 north-west 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 northwest corner of Lot 39 of River Estates as recorded in map book 4, page 27, in the Office of the Judge of Probate of Shelby County, Alabama; thence 73° 30' right in a southwesterly direction along said line of Lot 39, a distance of 360 feet to the point of beginning; thence 33° right, in a southwesterly direction a distance of 345 feet; thence 145° 53' 30" left, in an easterly direction a distance of 203.96 feet to the southwest corner of said Lot 39; thence 60° 06' 30" left, in a northeasterly direction a distance of 210 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 Suburban Homes, 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

Suburban Homes, 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.

SUBURBAN HOMES, INC.

By

Vice-President.

ATTEST:

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 Suburban Homes, 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. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1969 NOV -6 AM 9:04
U.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

BOOK 250 PAGE 158

RETURN TO: *Ralph Sanderson Realty*
Rt 13 Box 136 Blount

SUBURBAN HOMES, INC.

TO

MARK H. ACTON, JR. AND WIFE,
MIRIE 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 recorded in Volume _____ of Deeds at page _____, and examined.

1.00 Judge of Probate.
2.45

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA