

THIS INSTRUMENT WAS PREPARED BY:

(Name) M. A. Lawson

(Address) 2131 Magnolia Ave.

Birmingham, Ala. 35205

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED (CORPORATION)

THE STATE OF ALABAMA,
JEFFERSON &
SHELBY COUNTIES

XXXXX

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of

Eighty Two Thousand Five Hundred & no/100 (\$82,500.00) -----DOLLARS
to the undersigned grantor JOHNSON-RAST & HAYS COMPANY
in hand paid by WILLIAM J. ACTON
the receipt whereof is hereby acknowledged, the said JOHNSON-RAST & HAYS COMPANY
does grant, bargain, sell and convey unto the said WILLIAM J. ACTON
the following described real estate, to-wit:

Lots 23, 32 and 33 according to amended map of Altadena Bend, Second
Sector as recorded in Map Book 102, page 26, in the Probate Office
of Jefferson County, Alabama.

Lots 41, 42, 43, 44, 45, 46, 48 and 49 according to Altadena Bend,
Second Sector as recorded in Map Book 5, page 131, in the Probate
Office of Shelby County, Alabama.

Taxes due in the year 1974 which are a lien but not due and payable
until October 1st, 1974.

Easement and building line as shown by recorded map.

Restrictions contained in Real 919, page 12, and Real 934, page 303,
in Probate Office of Jefferson County, Alabama.

Agreement to Alabama Power Company recorded in Real 934, page 331, in
said Probate Office.

Agreement relating to installation of sanitary sewers recorded in
Real 944, page 453, in said Probate Office.

Right of way to Alabama Power Company recorded in Real 950, page 69,
in said Probate Office.

\$41,250.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
05/06/1974 12:00:00 AM FILED/CERT

situated in JEFFERSON & SHELBY (COUNTIES)

County, Alabama.

TO HAVE AND TO HOLD unto the said

WILLIAM J. ACTON, his

heirs and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said

WILLIAM J. ACTON, his

heirs and assigns,

that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good right
to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same
unto the said WILLIAM J. ACTON, his

heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said JOHNSON-RAST & HAYS COMPANY

has caused these presents to be executed by TOM E. RAST

its President, duly authorized thereto, and attested by

its Secretary,

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

APR 23 9 27 AM '74

who affixed its corporate seal hereto, being duly authorized thereto, on this
the 2nd

day of April, 1974.

JOHNSON-RAST & HAYS COMPANY

Attest:

RECORDED & INDEXED FOR THIS DEED
ON THIS INSTRUMENT

Secretary.

By
TOM E. RAST

Its President

THE STATE OF ALABAMA,
JEFFERSON &
SHELBY

County.

I, _____, a Notary Public

in and for said County, in said State, hereby certify that TOM E. RAST
as PRESIDENT of the JOHNSON-RAST & HAYS COMPANY

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 this 2nd day of April,

Notary Public