This instrument was prepared by

(Name) James J. Odom, Jr.

(Address) 2154 Highland Avenue
Birmingham, Alabama

14-4

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-two Thousand and No/100----------Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Mark H. Acton, Jr. and wife, Minnie Acton,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Raymond R. Riha

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Right of way in favor of Alabama Power Company recorded in Probate Office of Shelby County, Alabama, in Vol. 76, Page 307; Vol. 169, Page 19 and Vol. 182, Page 56; (3) Permit to South Central Bell Telephone Co. recorded in Deed Book 285, Page 183.

$70,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 319 PAGE 898

1979060500069130 1/2 $.00
Shelby Cnty Judge of Probate, AL
06/05/1979 12:00:00AM FILED/CERT

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 the said GRANTEES, their heirs and assigns, that I (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29th day of May, 1979.

(Seal)

(Seal)

(Seal)

Mark H. Acton, Jr. (Seal)

Minnie Acton (Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark H. Acton, Jr. and wife, Minnie Acton, whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May A. D., 19 79

Notary Public

ODOM MAY AND DeBUYS
P. O. BOX 3408-A
BIRMINGHAM, AL. 35205

EXHIBIT "A"

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 Section; thence in a Northerly direction, along the West line of said 1/4-1/4 Section, a distance of 461.07 feet, to a point on the Southeasterly Right-of-Way Line of Parker Drive; thence 41 degrees 28 mintues 50 seconds right, in a Northeasterly direction along said Right-of-Way, a distance of 46.66 feet to the Point of Beginning; thence continue along last described course along said Right-of-Way a distance of 316.0 feet; thence 90 degrees right, in a Southeasterly direction, a distance of 125.0 feet; thence 90 degrees right, in a Southwesterly direction, a distance of 352.91 feet; thence 106 degrees 27 minutes right, in a Northwesterly direction, a distance of 130.33 feet to the Point of Beginning.

BOOK 0893

'79 JUN -5 AM 9 21

JUDGE OF PROBATE

Rec'd 3.00 Survey 372-375
Mtg. 3.00
Ind. 1.00
6.00

1979060500069130 2/2 $.00
Shelby Cnty Judge of Probate,AL
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