

This instrument was prepared by

SEND TAX NOTICE TO:
William D. Acton
2562 Tahiti Terrace
Alabaster, Alabama 35007

(Name) Michael Bolin 187

(Address) 623 Frank Nelson Building Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of NINE THOUSAND SIX HUNDRED AND NO/100 DOLLARS

to the undersigned grantor, Rhodes & Acton, an Alabama General Partnership a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

William D. Acton and wife, Cindy P. Acton

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit;

Lot 22, in Block 5, according to the survey of Southwind, Fourth Sector, as recorded in Map Book 7, page 97, in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.



19801106000126490 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/06/1980 00:00:00 FILED/CERTIFIED

Subject to:

Advalorem taxes for the year 1981.

35 foot building set back line from Tahiti Terrace.

15 foot utility easement over rear of said lot as shown on recorded map.

Restrictions dated October 27, 1978, recorded in Misc. Book 27, page 978, in Probate Office.

Permit to Alabama Power Company recorded in Deed Book 316, page 359, in Probate Office dated September 18, 1978.

Easements regarding underground cables, dated August 3, 1978, recorded in Misc. Book 28, page 646, in Probate Office.

Agreement with Alabama Power Company, dated August 3, 1978, recorded in Misc. Book 28, page 647, in Probate Office.

\$52,000.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith delivery of this deed.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
180 NOV -6 AM 10:41

Deed Tax 100
Rec. 150
Ins. 100
1250

Thomas G. Sanders, Jr.
Judge of Probate

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President General Partner who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of November 19 80.

ATTEST:

Rhodes & Acton, an Alabama General Partnership

By William D. Acton General Partner

STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned
State, hereby certify that William D. Acton
whose name as

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, Partnership.

Given under my hand and official seal, this the 4th day of November 19 80.

Jackie 1980.

ELIZABETH REED, JR.
Notary Public
State of Alabama
1980