

This instrument was prepared by

RECORD IN SHELBY COUNTY

(Name) Marten Clem

(Address) #3 Office Park Circle Suite 240

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

Th: consideration of Fifteen Thousand Seven Hundred fifty 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, Shelby Ridge Development Company, A Partnership

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Donald M. Acton, and wife Kathy J. Acton

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

Lot 17, according to the survey of Meadow Brook, 4th Sector
as recorded in Map Book 7, Page 67, in the Probate Office of
Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$15,750.00 of above recited consideration was paid from a mortgage loan closed
simultaneously herewith.

BOOK 345 PAGE 842

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 am (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, I have hereunto set my hands(s) and seal(s), this 31st
day of March, 19 82.

SHELBY RIDGE DEVELOPMENT COMPANY, A
PARTNERSHIP

By: William Martin Clem, Jr. (Seal)

William Martin Clem, Jr., a Partner

(Seal)

(Seal)

Recd 1.50
Ind 1.00
2.50
STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1983 MAR 25 AM 10:20
see Mtg 428-625 (Seal)

Thomas A. Snowden, Jr.

JUDGE OF PROBATE

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that William Martin Clem, Jr., A Partner of Shelby Ridge Development Company, a
whose name signed to the foregoing conveyance, and who known to Partnership
on this day, that, being informed of the contents of the conveyance he in his capacity as Partner executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of March, A. D., 19 82.

Patricia J. Yancy
Notary Public

Central Bank of the South