



This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Road  
P O Box 689  
Pelham, Alabama 35124  
Telephone 988-5600



AGENT FOR

**ST. PAUL TITLE**

This instrument was prepared by

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 108 Chandalar Drive

Pelham, Alabama 35124

452

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

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Nine Thousand Eight Hundred and No/100 (\$79,800.00) DOLLARS

to the undersigned grantor, Acton Homes, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Michael W. McDavid and Mikelyn S. McDavid

(herein referred to as GRANTEES) 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 35, Broken Bow Subdivision, First Addition, First Phase as recorded  
in Map Book 8, Page 116, in the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

Subject to title to all minerals within and underlying the premises, together  
with all mining rights and other rights, privileges and immunities relating  
thereto, including rights conveyed in Deed Book 81 Page 171 in the Probate  
Office of Shelby County, Alabama.

\$63,800.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

BOOK 351 PAGE 868

ALABAMA SHELBY CO.  
I HEREBY THIS  
INSTRUMENT WAS FILED  
See entry 440-475  
1983 DEC 29 AM 8:41

Need tax 16.00  
Rec. 1.50  
Ad. 1.00  
18.50

Thomas A. Brumley, Jr.  
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEES 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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

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

IN WITNESS WHEREOF, the said GRANTOR, by its President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of December 19 83.

ATTEST:

ACTON HOMES, INC.

By

Danny F. Acton  
DANNY F. ACTON

President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Danny F. Acton  
whose name as President of Acton 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 1st day of December 19 83.

Form ALA-33

Daniel M. Spitler

[Signature]  
Notary Public