

## State of Alabama

SHELBY

County

Know All Men By These Presents,

(\$105,000.00)

That in consideration of One Hundred Five Thousand and No/100 ----- DOLLARS

to the undersigned grantor s DONALD M. ACTON and KATHY J. ACTON

in hand paid by MARVIN B. NORVELL, JR. and MARY M. NORVELL

the receipt whereof is acknowledged we the said DONALD M. ACTON and wife,  
KATHY J. ACTON,do grant, bargain, sell and convey unto the said MARVIN B. NORVELL, JR. and wife,  
MARY M. NORVELL,

as joint tenants, with right of survivorship, 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:

1. Taxes due 10/1/84;
2. 35-foot building line as shown by recorded map;
3. 10-foot easement on south and west as shown by recorded map;
4. Right of way to Alabama Power Company recorded in Volume 316, page 369, and Volume 316, page 394, in the Probate Office of Shelby County, Alabama;
5. Agreement with Alabama Power Company recorded in Misc. Volume 27, page 891, in said Probate Office;
6. Restrictions recorded in Misc. Volume 27, page 890, and Misc. Volume 25, page 299, in said Probate Office;
7. Coal, oil, gas and other mineral interests, in, to or under the land herein described;

\$34,000.00 of the purchase price of the herein described property was paid from a mortgage loan closed simultaneously herewith;

TO HAVE AND TO HOLD Unto the said MARVIN B. NORVELL, JR. and wife,  
MARY M. NORVELL,

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as above noted;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seal,

this 22<sup>nd</sup> day of June, 1984.

WITNESSES:

*Donald M. Acton* (Seal.)  
DONALD M. ACTON

*Kathy J. Acton* (Seal.)  
KATHY J. ACTON

\_\_\_\_ (Seal.)

\_\_\_\_ (Seal.)

*Spain, Gillon Riley et al*  
1700 \_\_\_\_\_  
B'ham 35203

TO

# WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was  
 filed in this office for record on the  
 day of 19  
 at o'clock M, and was duly re-  
 corded in Volume of Deeds  
 at page, and examined.  
 Judge of Probate.

State of ALABAMA  
 JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,  
 hereby certify that DONALD M. ACTON and wife, KATHY J. ACTON,  
 whose names 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 22nd day of June 19 84.

As Notary Public

State of  
 COUNTY

I, a Notary Public in and for said County, in said State,  
 do hereby certify that on the day of 19, came before me  
 the within named known to me  
 to be the wife of the within named who, being examined  
 separate and apart from the husband touching her signature to the within conveyance, acknowledged that  
 she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of  
 the husband.

Given under my hand and official seal this the day of 19

As Notary Public

This Instrument Prepared By:  
 Samuel H. Frazier  
 1700 John A. Hand Bldg.  
 Birmingham, Alabama 35203

Send Tax Notice to:  
 Marvin B. Norvell, Jr. and Mary M. Norvell  
 3171 Woodbridge Drive  
 Birmingham, Alabama 35243

RETURN TO:

Samuel H. Frazier  
 John A. Hand Building  
 Birmingham, Alabama 35203

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT IS  
 1984 JUN 29 AM 9:55  
 451-472  
 JUDGE OF PROBATE

Deed Tax - 71.00  
 Rec 3.00  
 Ad 1.00  
 75.00

BOOK 356 PAGE 892