

WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-FOUR THOUSAND AND NO/100 DOLLARS (\$24,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

JAMES H. WILLIAMS and wife, MARIANNA WILLIAMS

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

ACTON HOMES, INC., a corporation

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

Lot 41, according to the survey of Meadow Brook, 6th Sector, as recorded in Map Book 8, page 44 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

An irregular easement on the West side; a 10 foot easement on the North and a 7.5 foot easement on the South, as shown by plat.

Restrictions, covenants and conditions as recorded in Misc. Book 21, page 742 in Probate Office.

Right of way granted to Alabama Power Company as recorded in Deed Book 329, page 313 in Probate Office.

Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 40, page 801 and covenants pertaining thereto as recorded in Misc. Book 40, page 807 in Probate Office.

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 32, page 48 in Probate Office.

This subdivision is to provide for the construction of single family residences only.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th day of July, 1984.

James H. Williams STATE OF ALA. SHELBY CO. I CERTIFY THAT THIS INSTRUMENT WAS FILED Marianna Williams (SEAL)  
James H. Williams

1984 JUL 27 AM 9:31

Deed Tax 24.00  
Rec. 2.50  
Ind 1.00  
27.50

STATE OF ALABAMA )  
SHELBY COUNTY )

Thomas P. Shoups, Jr.  
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Williams and wife, Marianna Williams, 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 24th day of July, 1984.

(NOTARIAL SEAL)

Notary Public