

This instrument was prepared by
(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW
(Address) **3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA**

Jake Guercio
3624 Cumberland Trace
Birmingham, AL 35243

1471

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty-four thousand five hundred seventy-five and no/100 (\$ 134,575.00) ---

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

Jake Guercio and Jan Guercio

(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 115, according to the survey of Meadow Brook, Second Sector, Second Phase as recorded in Map Book 7, Page 130, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

Subject to taxes for 1984.

Subject to restrictions, building lines, easements and rights of way of record.

\$ 121,118.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 contingent 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 encumbrances,

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, **Danny F. Acton** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of August 19 84

ATTEST:

Kendrix 13.50
Rec 2.50
Ind 1.00
17.00

Acton Homes, Inc.

By *Danny F. Acton*
President

STATE OF Alabama
COUNTY OF Jefferson

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Sec 113 454-576
1984 AUG 28 PM 12:26

I, **Larry L. Halcomb**, 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 23rd day of August

Larry L. Halcomb
Larry L. Halcomb

My Commission Expires 1/23/85