

1079
This instrument was prepared by:
(Name) Douglas D. Eddleman
(Address) 510 Bank for Savings Building, Birmingham, AL 35203

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of ** TWENTY-THREE THOUSAND and 00/100 (\$23,000.00) **
DOLLARS

to the undersigned grantor, Southland Joint Venture, in hand paid by Grantees herein, the receipt of which is hereby acknowledged, the said Southland Joint Venture does by these presents, grant, bargain, sell and convey unto

Donald M. Acton and Kathy J. Acton

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

\$23,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Lot 6 according to the survey of Meadow Brook, 13th Sector, as recorded in Map*Book 9, Page 34 in the office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right-of-ways, limitations, if any, of record.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantees, its successors and assigns forever. 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, unless otherwise noted above, 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 has hereunto set its hand and seal by its duly authorized officer this 18th day of December, 19 84.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT FILED

1984 DEC 27 AM 11:29

STATE OF ALABAMA

JUDGE OF PROBATE

COUNTY OF JEFFERSON

SOUTHLAND JOINT VENTURE

BY: EDDLEMAN DEVELOPMENT CORPORATION,
A PARTNER

BY:

Douglas D. Eddleman
Douglas D. Eddleman, President
EDDLEMAN DEVELOPMENT CORPORATION

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman, whose name as President of Eddleman Development Corporation, a partner in Southland Joint Venture, 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 18th day of December, 19 84.

Quanita S. Myers
NOTARY PUBLIC

My Commission Expires 8-6-85

Land Title Co.