

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Billy D. Eddleman(Address) 510 Bank for Savings Building, Birmingham, AL 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \*\*\*\*\* THIRTY-TWO THOUSAND FIVE HUNDRED and 00/100 \*\*\*\*\* (\$32,500.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Billy D. Eddleman

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

Donald M. Acton and Kathy J. Acton(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 55 according to the survey of Meadow Brook, 5th Sector, First Phase, as recorded in Map Book 8, Page 109 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.

\$ 32,500.00 of the purchase price recited above was paid from mtg. loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 13th day of May, 1985.

STATE OF ALABAMA (Seal)  
SHELBY COUNTY (Seal)  
1985 JUN -4 AM 8:18 (Seal)

Billy D. Eddleman (Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy D. Eddleman whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May, A. D. 1985.

Return To:

AMERICAN TITLE INSURANCE CO. My Commission Expires 9-6-85  
1000 AVENUE NORTH

Notary Public.

BOOK 029 PAGE 139