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american title insurance company

BIRMINGHAM, ALABAMA

This instrument was prepared by

(Name) Summey B. Higgins, Jr.

(Address) 300 Cahaba Park South, Suite #130, Birmingham, Alabama 35243

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand and no/100 Dollars (\$120,000)

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

A & A Investment

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

Acton Homes Inc.

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

Lots# 34,44,49,52,131,141 According to the survey of Southern Pines, 5th Sector, As recorded in Map Book 9, Page 106 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and Mining Rights excepted.

Subject to Taxes for 1985.

Subject to Restrictions, easements, building lines and rights of way of Record.

\$120,000.00 of the purchase price recited above was paid from mortgage 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, we have hereunto set our hands(s) and seal(s), this 28th day of October, 1985.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1985 NOV -4 AM 11:08 (Seal)

Thomas W. Henderson (Seal)
JUDGE OF PROBATE

A & A INVESTMENT

Donald M. Acton

Danny F. Acton

Rec. 250
Ad. 100
350

General Acknowledgment

STATE OF ALABAMA

Shelby

COUNTY

I, Summey B. Higgins, Jr.

hereby certify that

whose names ARE DONALD M. ACTON AND DANNY F. ACTON a Notary Public in and for said County, in said State, on this day, that, being informed of the contents of the conveyance, and who ARE known to me, acknowledged before me on the day the same bears date. HAVE executed the same voluntarily

Given under my hand and official seal this 28th day of October, A. D., 1985.

JEFFERSON TITLE CORPORATION

P. O. Box 10101 • Birmingham, AL 35201

My Commission Expires March 21, 1989

Notary Public