

This instrument was prepared by

(Name) Summey B. Higgins, Jr. 1748

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

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

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty One Thousand & no/100 (\$31,000.00) DOLLARS,

to the undersigned grantor, Acton Homes, Inc. a corporation,
in hand paid by GRANTEE, Spratlin & Edwards Construction Co., Inc.

the receipt of which is hereby acknowledged, the said GRANTOR

does by these presents, grant, bargain, sell and convey unto the said GRANTEE

the following described real estate, situated in Shelby County

Lot#131 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 Situated in Shelby County, Alabama.

Mineral and Mining Rights excepted

Subject to Taxes for 1985.

Subject to Restrictions, building lines, easements and agreements with Alabama Power Company of Record.

\$31,000.00 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 said GRANTOR, Acton Homes, Inc. does for itself, its successors and assigns, covenant with said GRANTEE, Spratlin and Edwards Construction Co., Inc. his, her or their

heirs and assigns, that it 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 GRANTEE his, her or 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 17th day of December, 1985

ATTEST: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1986 JAN 23

By Danny F. Acton President

STATE OF Alabama COUNTY OF Shelby

Rec 2.50 Ind 1.00 3.50

I, Summey B. Higgins, Jr. a Notary Public in and for said County, in said State, hereby certify that Danny F. Acton whose name as the 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 17th day of December, 1985

Jefferson TITLE Corp

Summey B. Higgins Jr. Notary Public