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# JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Summey B. Higgins, Jr.(Address) 300 Cahaba Park South, Suite 130, Birmingham, Alabama 35243

For Notice  
R.H. Spratlin  
Builder  
Rt 1 Box 27-C  
Chelton  
35043

## WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Eight Thousand & no/100 Dollars (\$28,000.00)

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

A &amp; A Investment, a General Partnership

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

R.H. Spratlin Builder, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:Lot #29 according to the Survey of Little Ridge Estates as recorded in Map Book 9, Page 174,  
in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1986.

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

\$28,000.00 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9thday of July, 1986.

1. Deed Tax \$ \_\_\_\_\_ (SEAL)  
2. Mtg. Tax \_\_\_\_\_ (SEAL)  
3. Recording Fee \_\_\_\_\_ (SEAL)  
4. Indexing Fee \_\_\_\_\_ (SEAL)  
TOTAL \_\_\_\_\_ (SEAL)

A &amp; A Investment, a General Partnership

Donald M. Acton (SEAL)  
Donald M. Acton as Partner

Danny F. Acton (SEAL)  
Danny F. Acton as Partner

STATE OF ALA. SHELBY CO.

I CERTIFY THIS \_\_\_\_\_ (SEAL)  
INSTRUMENT WAS FILED

General Partnership Acknowledgement

THE STATE OF ALABAMA

Shelby

COUNTY

I, Summey B. Higgins, Jr., a Notary Public, in and for  
said County, in said State, hereby certify that Donald M. Acton and Danny F. Acton,  
whose name as partner of the A & A Investment, a General Partnership, 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 General Partnership.

Given under my hand this the 9th day of July, 1986.

Notary Public

My Commission Expires March 21, 1989

1986 JUL 25 AM 8:56 Rec. 250  
Ind. 100  
350  
JUDGE OF PROBATE

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