



675

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

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 & A Investment, a General Partnership

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

James D. Mason, D/B/A Mason Construction Co.

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

Lot 57 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.

Amount of Warranty Deed paid from proceeds of Mortgage Deed filed simultaneously

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 (in 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 6th

day of August, 1986.

A & A Investment, a General Partnership

Donald M. Acton  
Donald M. Acton as Partner

Danny F. Acton as Partner

Danny F. Acton

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

1986 AUG 11 AM 9:07 (SEAL)

Thomas A. Schriener, Jr.  
JUDGE OF PROBATE

General Partnership Acknowledgement

THE STATE OF ALABAMA

Shelby

COUNTY

1. Deed Tax \$ —  
2. Mtg. Tax —  
3. Recording Fee 250  
4. Indexing Fee 100  
TOTAL 350

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 6th day of August, 1986.

First Am Bank

Notary Public

My Comm. Expires March 31, 1989

BOOK 085 PAGE 330