



803

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 Seventy Six Thousand Five Hundred & no/100 dollars (\$76,500.00)

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

Acton Investment Company

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

Spratlin and Edwards Construction Co., Inc.(herein referred to as grantee, whether one or more), the following described real estate, situated in City of Hoover, Alabama,
Shelby County, Alabama, to-wit:Lots 8 and 9, 2nd Sector according to survey of Altadena Woods Subdivision, as recorded
in Map Book 10, Page 54, in Probate Office of Shelby County, Alabama. Situated in
Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1987.

Subject to restrictions, conditions, limitations, rights-of-way, easements and covenants
of record.\$76,500.00 of the purchase price recited above was paid from mortgage loans 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 war-
rant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all personsIN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rdday of January, 19 87

(SEAL)

Donald M. Acton

(SEAL)

(SEAL)

STATE OF ALA. SHELBY CO.

(SEAL)

I CERTIFY THIS
INSTRUMENT WAS FILED

(SEAL)

1987 FEB 10 PM 1:25

(SEAL)

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,
whose name as partner of Acton Investment Co., 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 23rd day of January, 19 87Jefferson TitleSummey B. Higgins, Jr.
Notary PublicMy Commission Expires March 21, 1989

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