

2311
This instrument was prepared by
LARRY L. HALCOMB
(Name) **ATTORNEY AT LAW**
(Address) **3512 OLD MONTGOMERY HIGHWAY**
HOMESWOOD, ALABAMA 35209

SEND TAX NOTICE TO:
Walter Keith Brown
2008 Cahaba Crest Drive
Birmingham, Al 35243
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fifty nine thousand nine hundred and no/100 (159,900.00)

to the undersigned grantor, **Acton Homes, Inc.** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Walter Keith Brown and Rosalyn Connor Brown

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in **SHELBY COUNTY, ALABAMA, TO WIT:**

Lot 76, 2nd Sector, according to the survey of Altadena Woods, 2nd and 5th
Sectors, as recorded in Map Book 10 Page 54 A & B, in the Probate Office of
Shelby County, Alabama; and in Map Book 151 Page 25 in the Probate Office of
Jefferson County, Alabama; being situated in Shelby County, Alabama.
Minerals and mining rights excepted.

Subject to taxes for 1987.

Subject to restrictions, easements, building lines, rights of way and
agreement with Alabama Power Co. of record.

1. Deed Tax \$ 60.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 63.50

\$100,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEES, 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 28th day of September 19 87

ATTEST:

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

1987 SEP 30 PM 3:16

STATE OF Alabama
COUNTY OF Jefferson

I, **Larry L. Halcomb**

State, hereby certify that
whose name as

Danny F. Acton
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 28th day of September 19 87

Larry L. Halcomb
Notary Public