

This instrument was prepared by

Send Tax Notice to:

(Name) ✓ Roger W. Ellis
(Address) 2232 Cahaba Valley Drive
Birmingham, AL 35242

Michael A. Harder
2732 Drennen Circle
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of: (\$ 179,900.00)

ONE HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED DOLLARS AND 00 CENTS
to the undersigned grantor, a corporation, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
Acton Homes, Inc.

the said corporation, (herein referred to as GRANTORS) does grant, bargain, sell and convey unto

Michael A. Harder and Judy D. Harder

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to wit:

Lot 67, according to survey of Meadow Ridge, as recorded in Map
Book 11 Page 40 in the Probate office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

Subject to any prior reservation or conveyance of record pertaining
to mineral and mining rights in, on, or under subject property.

Subject to any and all easements, restrictions, covenants,
rights-of-way and any other conditions of record.

NOTE: A purchase money mortgage in the amount of \$ 154100.00 has
been executed simultaneously with this deed, to finance the purchase
price of \$ 179900.00 .

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TO HAVE AND TO HOLD Unto the said grantees as joint tenants, with right of survivorship, their heir and assigns, forever; it
being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during
the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall
pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as
tenants in common.

And GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that it is
lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a
good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, 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
who is authorized to execute this conveyance, has hereunder set its signature and seal, this 26th day of January, 1988.

ATTEST:

(Seal)

By:

Danny F. Acton
President

(Seal)

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

88 FEB -9 AM 9:36

1. Used Tax \$26.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 29.50

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Danny F. Acton

whose name as 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 26th day of January A.D., 1988.

My commission expires: Jan. 16, 1991

Notary Public

Roger W. Ellis