

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: D. Al Crowson
1122 - 22nd Street North
ADDRESS: Birmingham, Alabama 35234

Mark H. Acton, Jr.
2600 Lakeland Trail
Vestavia Hills, AL 35216

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Mark H. Acton a/k/a Mark H. Acton, Jr. and wife Minnie Lee Acton

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mark H. Acton, Jr.

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

A part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West, more particularly described as follows: Begin at the SW corner of lot 39-A according to a Resurvey of lots 39 and 40 of River Estates as recorded in Map Book 4 page 66 in Probate Office of Shelby County, Alabama and run in a Northerly direction along the West line of said lot 505 feet to NW corner; thence 65 deg. 26' to left and run a distance of 10 feet; thence 106 deg. 30' left and run Southwesterly 360 feet; thence 33 deg. 00' right and run Southwesterly 345 feet; thence 145 deg. 53' 30" to left and run Northeasterly 203.96 feet; thence run Northeasterly 100 feet to point of beginning. Situated in Shelby County, Alabama. Minerals and mining rights excepted.

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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 the said GRANTEE, 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 noted 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 3 day of November, 1988

1. Docu Tax \$ 1.50
2. Mfg Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.00

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 NOV -7 AM 10:25

JUDGE OF PROBATE

Mark H. Acton Jr.
Minnie Lee Acton

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark H. Acton a/k/a Mark H. Acton, Jr. and Minnie Lee Acton whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of November, A. D., 1988

SPAIN, GILLON, TATE, GROOMS & BLAN