

SEND TAX NOTICE TO:

William J. Acton Construction, Inc.
(Name)
3153 Bradford Place
(Address)
Birmingham, AL 35242

1591

This instrument was prepared by
(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209
Form TICOR 5100 1-84
WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty One Thousand and 00/100 Dollars

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

James Worth Yeager, a married man

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

William J. Acton Construction, Inc.

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

Lot 12, according to the Survey of The Magnolia's
at Brook Highland, as recorded in Map Book 13, Page
102 A & B, in the probate Office of Shelby County,
Alabama.

BOOK 335 PAGE 85

Subject to:
Advalorem taxes for the year 1991 which are a lien
but are not due and payable until October 1, 1991.
Existing easements, restrictions, set-back lines,
limitations, of record.

The property conveyed is not the homestead of the
grantor or his spouse.

The entire consideration of the purchase price recited above, was
paid from a mortgage loan simultaneously herewith.

NO TAX COLLECTED

1. Deed Tax	
2. Mtg. Tax	
3. Recording Fee	\$ 2.00
4. Indexing	\$ 5.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 9.00

TO HAVE AND TO HOLD to the said grantees, 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 22nd
day of March, 19 91

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
91 MAR 26 AM 10:46
(Seal)
JUDGE OF PROBATE
(Seal)

James Worth Yeager (Seal)
James Worth Yeager
(Seal)
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that James Worth Yeager
whose name 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 22nd day of March, A. D., 19 91

Notary Public.

First AL Bank
Birmingham