

SEND TAX NOTICE TO:

(Name) S. A. Wallace, Sr.
 Sharyne F. Wallace
 (Address) 4288 Ashington Drive
BIRMINGHAM, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 35209

Form TICOR 5400 1-84
 CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Forty Thousand Five Hundred and 00/100 Dollars

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

S. A. Wallace, Sr. and Sharyne F. Wallace

(herein referred to as GRANTEE(S)) as joint tenants, with right of survivorship, the following described real estate, situated in

Lot 247, according to the Map and Survey of Brook Highland, an Eddleman Community, Sixth Sector, Second Phase, as recorded in Map Book 15, Page 50 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien but are not due and payable until October 1, 1992.

Existing easements, restrictions, set-back lines, limitations, of record.

BOOK 394 PAGE 450

1. Deed Tax	<u>\$29.00</u>	<u>29.00</u>
2. Mfg. Tax	<u>\$</u>	<u>0.50</u>
3. Recording Fee	<u>\$ 2.50</u>	<u>2.50</u>
4. Indexing Fee	<u>\$ 1.00</u>	<u>1.00</u>
5. No Tax Fee	<u>\$</u>	<u>0</u>
6. Certified Fee	<u>\$ 1.00</u>	<u>1.00</u>
Total	<u>\$ 35.50</u>	<u>35.50</u>

TO HAVE AND TO HOLD unto the said GRANTEE(S) as joint tenants, with right of survivorship, their heirs 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 grantee herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE(S), their heirs and assigns, that 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, warrant and defend the same to the said GRANTEE(S), 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 hereto set its signature and seal, this the 24th day of January 1992

ATTEST:

STATE OF Alabama
 COUNTY OF Jefferson

STATE OF ALABAMA, SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

92 MAR 13 AM 11:09

By Danny F. Acton
 Danny F. Acton
 President

I, the undersigned JUDGE OF PROBATE, a Notary Public in and for said County in said State, hereby certify that Danny F. Acton, President of Acton Homes, Inc. whose name as 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.

CORLEY, MCNCLUS & WARD, PC

Given under my hand and official seal, this the

24th

day of

January

1992

Okt. 7, 1992
 Notary Public