

SEND TAX NOTICE TO:

(Name) Robert F. Markham  
Nancy L. Markham  
 (Address) 3829 Kinross Drive  
Birmingham, AL 35242

This instrument was prepared by

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

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS.

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

to the undersigned grantor, William J. Acton Construction, 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  
 Robert F. Markham and wife, Nancy L. Markham

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

Shelby County, AL:

Lot 326, according to the Survey of Brook Highland, an Eddleman  
 Community, 7th Sector, as recorded in Map Book 13, page 99 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.

\$120,000.00 of the consideration was paid from the proceeds of a  
 mortgage loan closed simultaneously herewith.

Inst # 1992-10141

06/04/1992-10141  
 08:39 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MCD 146.00

TO HAVE AND TO HOLD Unto the said GRANTEES 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 grantees herein shall take as tenants in common. 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 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 GRANTEES, their heirs, executors and assigns  
 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William J. Acton  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of May 19 92

ATTEST:

\_\_\_\_\_  
 Secretary

William J. Acton Construction, Inc.  
 By William J. Acton  
 William J. Acton President

STATE OF Alabama  
 COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said  
 State, hereby certify that William J. Acton  
 whose name as President of William J. Acton Construction, 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 11th day of May 19 92

Clayton T. Sweeney  
 Notary Public