

SEND TAX NOTICE TO:

(Name) Virgil C. Reid, Jr.
 Sarah K. Reid
 (Address) 4220 Ashington 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 Shelby

KNOW ALL MEN BY THESE PRESENTS.

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

Acton Homes, Inc.

to the undersigned grantor, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Virgil C. Reid, Jr. and Sarah K. Reid

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

Shelby County, Alabama:

Lot 230, according to the Survey of Brook Highland, an Eddleman Community, 6th Sector, 2nd Phase, as recorded in Map Book 15, Page 50 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.

\$200,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst. # 1992-23163

10/12/1992-23163
 02:33 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 59.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Danny F. Acton
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of October 19 92

ATTEST:

STATE OF Alabama
 COUNTY OF Jefferson }

Secretary

By

Acton Homes, Inc.

President

Danny F. Acton

Return To:
 Ward, P.C.
 Corye, Moncus & Parkway
 2100 Southbridge
 Suite 650
 Birmingham, AL 35209

I, the undersigned

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
 corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the content 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 1st

day of

October

19 92

Jeff Thorne
 Notary Public