

Send Tax Notice To:

JAMES F. DAVIES
410 St. Charles Street
Birmingham, AL 35209

Value of Property:
\$60,000.00

Inst # 1993-11845

04/28/1993-11845
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
602 MCJ 69.00

This instrument was prepared by:

Claude McCain Moncus, Esq.
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35205

STATE OF ALABAMA)

JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Jack C. Acton, Jr., an unmarried man (herein referred to as Grantor) do grant, bargain, sell and convey unto James F. Davies and wife, Mary E. Davies (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 17, Resurvey of Lots 14, 15, 16, 17, 18 and 19, Indian Valley, Third Sector, as recorded in Map Book 5, Page 129, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem Taxes due 10/1/93.
2. Building setback line of 35 feet reserved from Comanche Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including irregular drainage on the Northerly side; 10 feet on the Easterly side and 7.5 feet on the Southerly and Westerly sides of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 1, Page 72 in said Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 102, pages 55 and 53; Deed 119, page 297; Deed 107, page 121; Deed 103, page 43 and Deed 104, page 213 in said Probate Office.
6. Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed 275, page 226 in said Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 181, page 385 in said Probate Office.

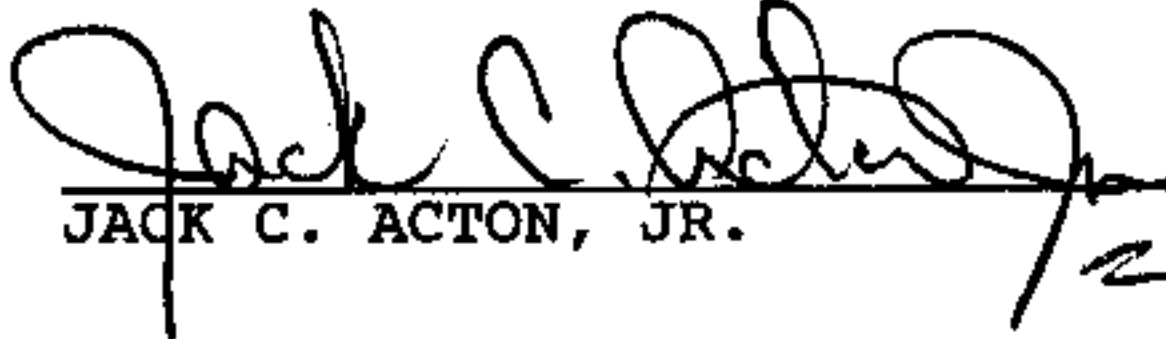
The above property is not nor ever has been the homestead of Jack C. Acton, Jr.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors and

administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 13th day of April, 1993.

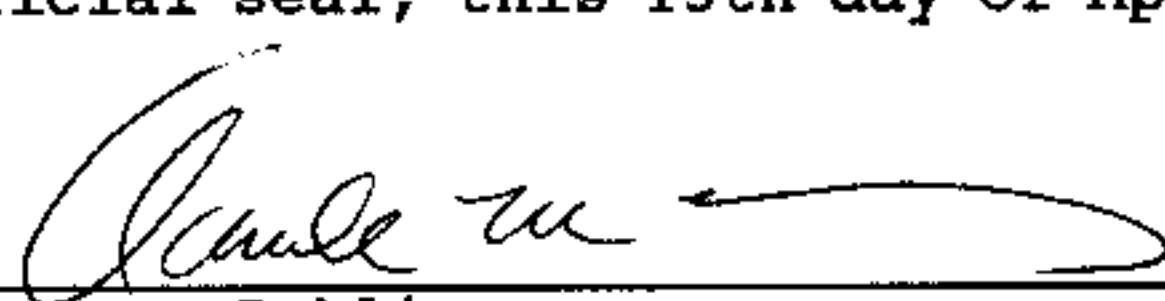
 (SEAL)
JACK C. ACTON, JR.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack C. Acton, Jr., an unmarried man, 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 13th day of April, 1992.


Notary Public
My Commission Expires: 12/28/95

(SEAL)

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