

**SEND TAX NOTICE TO:**

James K. Vande Lune and  
(Name) Shelia A. Vande Lune  
3104 Brook Highland Drive  
(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney  
2700 Highway 280 East, Suite 150E  
(Address) Birmingham, AL 35223

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

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KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Forty-five Thousand 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 GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

James K. Vande Lune and wife, Shelia A. Vande Lune  
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama

Lot 811, according to the Survey of Brook Highland, an Eddleman Community,  
8th Sector, 1st Phase, as recorded in Map Book 16, page 76, in the Probate  
Office of Shelby County, Alabama.

Subject to:  
Advalorem taxes for the year 1993 which are a lien but are not due and payable  
until October 1, 1993.  
Existing easements, restrictions, set-back lines and limitations of record.

\$ 196,000.00 of the consideration was paid from the proceeds of a  
mortgage loan closed simultaneously herewith.

Inst # 1993-12857

05/06/1993-12857  
11:55 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 55.50

45.00  
2.50  
4.00  
55.50

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, William J. Acton  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of April 19 93

ATTEST:

William J. Acton Construction, Inc.

By William J. Acton  
William J. Acton President

STATE OF Alabama }  
COUNTY OF Jefferson }

I, Clayton T. Sweeney 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 30th day of April 1993

My commission expires: 5/29/95

Clayton T. Sweeney  
Notary Public

Clayton T. Sweeney