

This instrument was prepared by

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

Send Tax Notice To: Mark H. Acton, Jr.
name 2232 Cahaba Valley Drive
Birmingham, AL 35242
address

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

99, 195⁰⁰

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James L. King, a married man, and Lara Leigh King, an unmarried woman, and
Joseph M. Elkourie, a married man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Mark H. Acton, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable until October 1, 1994.

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

The property conveyed herein is not the homestead of the Grantors or their Spouses.

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

Inst # 1993-31720
10/13/1993-31720
07:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 14.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 30th day of September, 1993.

(Seal)

(Seal)

(Seal)

James L. King (Seal)
Lara Leigh King (Seal)
Joseph M. Elkourie (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that James L. King, a married 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 1st day of October, A. D., 1993

My commission expires: 5/29/95

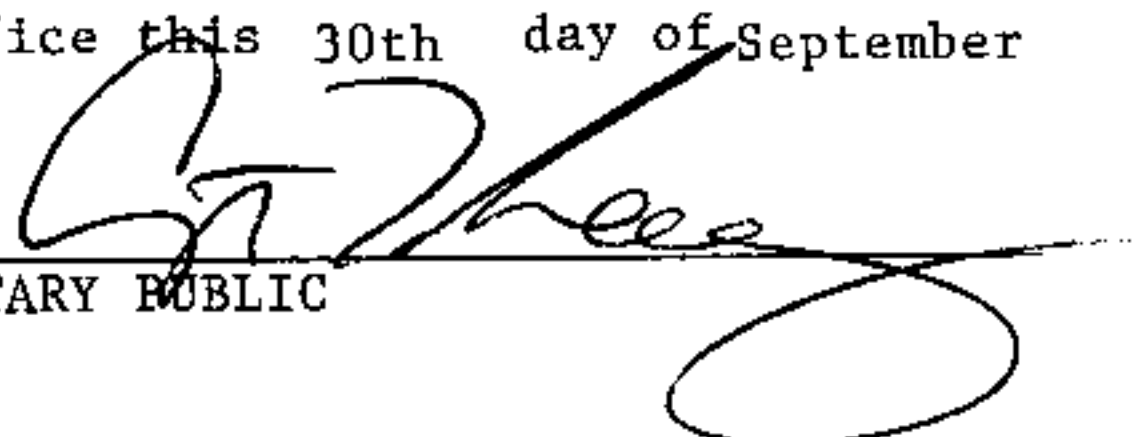
Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Lara Leigh King, a single woman, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this 30th day of September 19 93 .

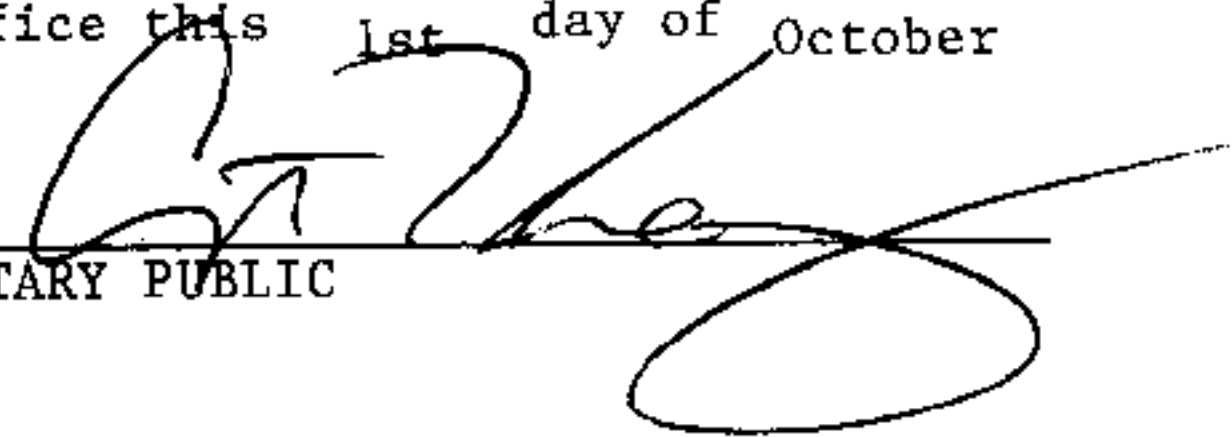

NOTARY PUBLIC

My commission expires: 5/29/95

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Joseph M. Elkourie, a married man, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office this 1st day of October 19 93 .


NOTARY PUBLIC

My commission expires: 5/29/95

EXHIBIT "A"

This is an Exhibit "A" containing the legal description for that certain General Warranty Deed from James L. King, Lara Leigh King and Joseph M. Elkourie ("Grantors") conveying unto Mark H. Acton, Jr. ("Grantee").

A Parcel of land in the SW 1/4 of the NE 1/4 and NW 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the SE corner of the North 1/2 of the NW 1/4 of the SE 1/4 Section 26, Township 20 South, Range 3 West and run North 0 deg. 44 min 58 sec. East for 939.14 feet to the centerline of Buck Creek also being the point of beginning; thence run North 70 deg. 17 min. 29 sec. West and along said centerline 153.88 feet; thence run North 70 deg. 02 min. 10 sec. West and along said centerline 132.04 feet; thence run North 57 deg. 55 min. 26 sec. West and along said centerline 72.23 feet; thence run North 27 deg. 15 min. 43 sec. West and along said centerline 56.91 feet; thence run North 21 deg. 23 min. 12 sec. East along said centerline 61.69 feet; thence run North 57 deg. 14 min. 43 sec. East and along said centerline 39.08 feet; thence run North 66 deg. 20 min. 56 sec. East and along said centerline 99.46 feet; thence North 76 deg. 19 min. 45 sec. West and run 831.94 feet; thence South 113 deg. 40 min. 15 sec. West and run 150.0 feet; thence South 13 deg. 40 min. 41 sec. West and run 160.88 feet; thence South 5 deg. 42 min 54 sec. West and run 77.58 feet; thence South 4 deg. 02 min. 41 sec. East and run 80.54 feet; thence South 15 deg. 57 min. 52 sec. East and run 130.55 feet; thence South 16 deg. 02 min. 00 sec. East and run 200.10 feet; thence North 76 deg. 11 min. 44 sec. East and run 44.97 feet; thence South 13 deg. 13 min. 44 sec. East and run 139.63 feet; thence North 77 deg. 46 min. 03 sec. East and run 112.80 feet to the PC of a curve to the right, having a central angle of 7 deg. 01 min. 49 sec. and a radius of 667.19 feet and run along the arc of said curve 81.86 feet; thence North 13 deg. 01 min. 47 sec. West and run 19.33 feet; thence North 77 deg. 07 min. 41 sec. East and run 364.36 feet; thence North 52 deg. 50 min. 37 sec. East and run 149.74 feet; thence North 20 deg. 33 min. 08 sec. East and run 127.54 feet; thence South 88 deg. 07 min. 48 sec. East and run 325.19 feet to the Point of Beginning; being situated in Shelby County, Alabama, said parcel containing 11.67 acres, more or less.

Inst # 1993-31720

10/13/1993-31720
07:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 14.50