

This instrument was prepared by

(Name) Clayton T. Sweeney, Attorney at Law
2700 Hwy. 280E, Suite 290E
(Address) Birmingham, AL 35223

Send Tax Notice To: Mark H. Acton, Jr.
name
2600 Lakeland Trail
address
Birmingham, AL 35243

WARRANTY DEED-

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

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

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Demetrios G. Nakos, a married person

(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 attached Exhibit "A" for legal description.

\$150,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homestead of the grantor nor his spouse.

Demetrios G. Nakos and D. G. Nakos are one and the same person.

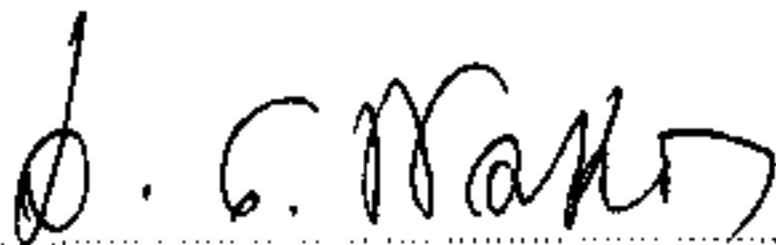
Inst # 1994-14049

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SHELBY COUNTY JUDGE OF PROBATE
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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, I have hereunto set my hands(s) and seal(s), this 20th day of April, 1994



Demetrios G. Nakos

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

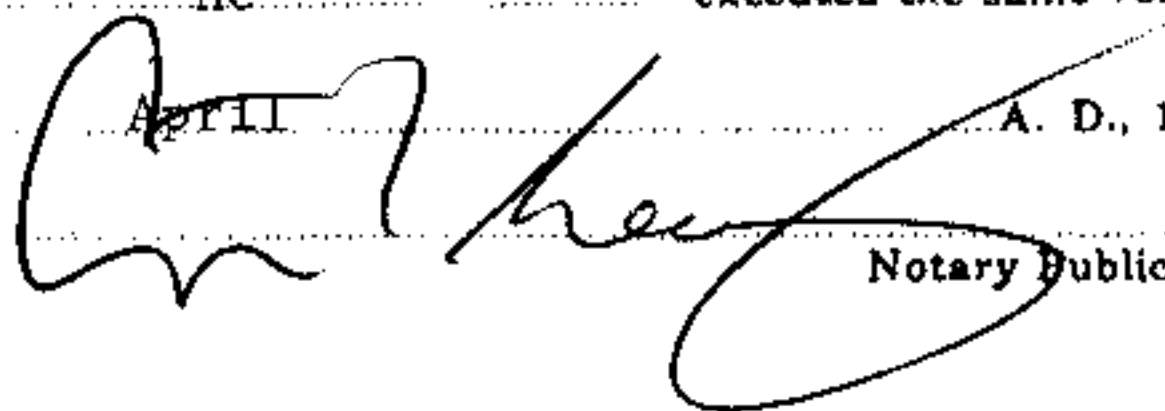
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Demetrios G. Nakos, a married person 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 20th day of April, A. D., 1994

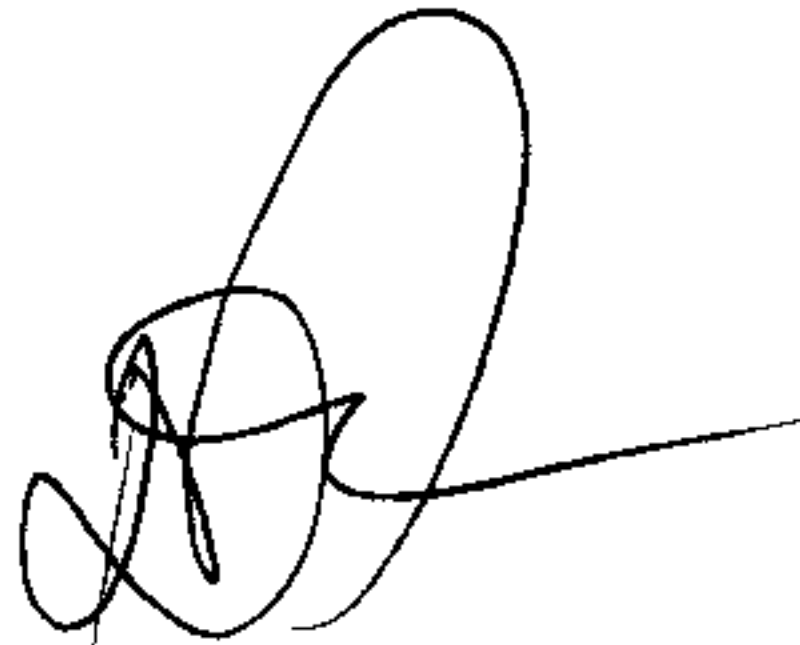

Notary Public

Inst # 1994-14049

Exhibit "A" Legal Description

Begin at the Southeast corner of the N 1/2 of the NW 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 3 West; thence North 00 degrees 44 minutes 58 seconds East along the East boundary of said N 1/2 of the NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 of Section 26 a distance of 939.14 feet; thence North 88 degrees 07 minutes 48 seconds West a distance of 325.19 feet; thence South 20 degrees 34 minutes 40 seconds West a distance of 149.76 feet; thence South 76 degrees 59 minutes 39 seconds West a distance of 364.29 feet to a point of the westerly boundary of the 50 feet wide right-of-way of King James Court; thence South 13 degrees 00 minutes 21 seconds East along said right-of-way 19.27 feet to the beginning of a curve to the left, concave to the Northeast, having a radius of 652.50 feet; thence left through a central angle of 28 degrees 29 minutes 27 seconds along said curve 324.46 feet to the point of tangency; thence South 41 degrees 23 minutes 31 seconds East a distance of 73.87 feet to the beginning of a curve to the right, concave to the West, having a radius of 23.21 feet; thence right through a central angle of 95 degrees 12 minutes 15 seconds along said curve 38.57 feet to the beginning of the northerly 50 feet wide right-of-way of King Arthur Drive and a curve to the right, concave to the Northwest, having a radius of 220.96 feet; thence right through a central angle of 44 degrees 15 minutes 15 seconds, along said curved right-of-way 170.66 feet to the point of tangency; thence North 88 degrees 06 minutes 20 seconds West along, said right-of-way 126.04 feet; thence South 01 degree 51 minutes 14 seconds West from said right-of-way 180.00 feet to a point of the South boundary of the aforementioned N 1/2 of the NW 1/4 of the SE 1/4; thence South 88 degrees 07 minutes 48 seconds East along said boundary 924.12 feet to the Point of Beginning.

According to the survey of Robert C. Farmer, Ala. Reg. No. 14, 720 dated March 8, 1994.



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