

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
D.W.G. Builders, Inc.
P.O. Box 360331
Birmingham, AL 35236

STATE OF ALABAMA}
COUNTY OF SHELBY}

*16,500⁰⁰ covered by
Mortgage Proceeds*

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTEEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100's (\$16,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, I, Mark H. Acton, Jr., a married man, (herein referred to as grantors) do grant, bargain, sell, and convey unto **D.W.G. Builders, Inc.** (herein referred to as GRANTEE) the following described real estate, situated in Jefferson County, Alabama:

Lot 40, according to Survey of Spring Gate, Sector 1, Phase Two, as recorded in Map Book 18, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.

The above described property does not constitute the homestead of the grantor nor his spouse.

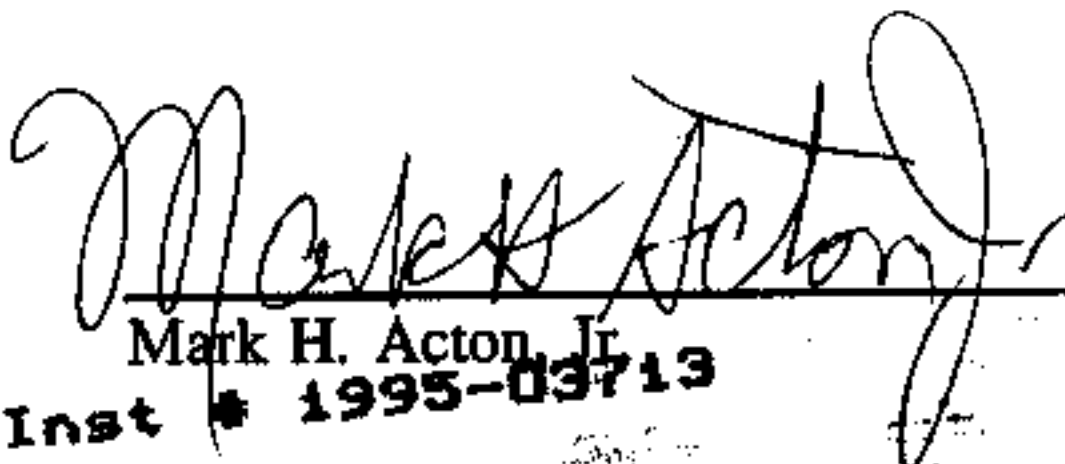
Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.
Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD to the said GRANTEE its successors and assigns, forever.

And I/we do for myself/ourselves, and for my/our heirs, executors, and administrators, covenant with said GRANTEE its successors 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereto set my hand and seal, this the 6th day of February, 1995.


Mark H. Acton, Jr.
Inst # 1995-03713

02/10/1995-03713
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

STATE OF ALABAMA)
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mark H. Acton, Jr., 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 6th day of February, 1995.


Notary Public

My Commission Expires: 5-29-95

Inst # 1995-03713