

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:
MARK H. ACTON, JR
MINNIE G. ACTON

2600 Lakehead Trail
Birmingham, AL 35243

Warranty Deed/ITWROS

1,000.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I, MARK H. ACTON, JR., a married man, (herein referred to as GRANTOR) do grant, bargain, sell, and convey unto MARK H. ACTON, JR. and MINNIE G. ACTON (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

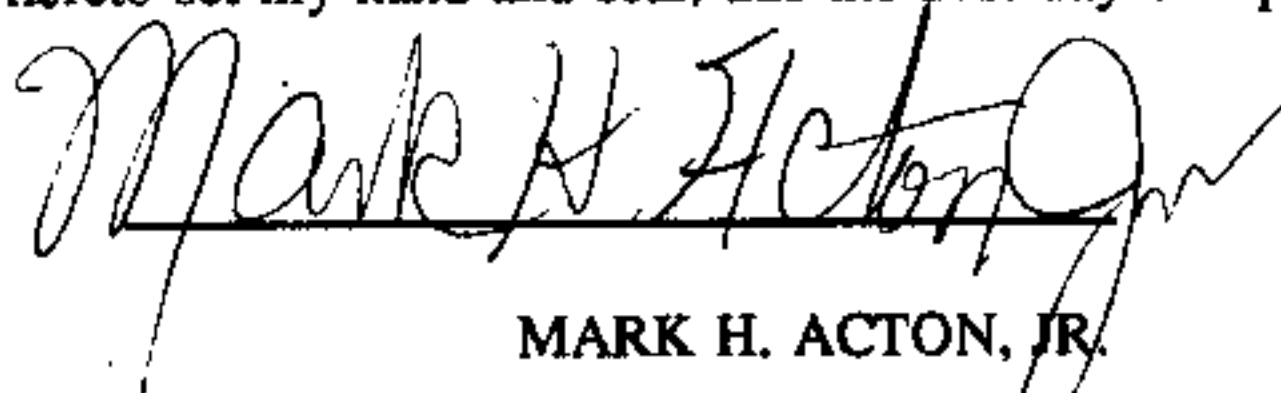
Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and mortgage(s) of record.

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

TO HAVE AND TO HOLD Unto the said GRANTEES 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 I do for myself, my heirs, executors, and administrators, covenant with said GRANTEES their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my 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 hereto set my hand and seal, this the 21st day of April, 1995.


MARK H. ACTON, JR.

STATE OF ALABAMA)
JEFFERSON COUNTY)

04/25/1995-10692
01:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 21st day of April, 1995.


Notary Public

My Commission Expires: 5/29/95

Inst # 1995-10692

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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 127.58 feet; thence South 52 degrees 41 minutes 47 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 on 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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