

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

SEND TAX NOTICE TO:
BERNARDO FRAUSTO
PATRICIA ANN FRAUSTO
3409 Hanford Lane
Hoover, AL 35226

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/JTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTEEN THOUSAND FIVE HUNDRED DOLLARS (\$16,500.00)** 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 **BERNARDO FRAUSTO and PATRICIA ANN FRAUSTO** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 19, according to the Survey of Spring Gate, Sector One, Phase Two, as recorded in Map Book 18 Page 148 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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.

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 30th day of March, 1995.


MARK H. ACTON, JR.

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

Given under my hand and seal of office this the 30th day of March, 1995.


Notary Public

My Commission Expires: 5-29-95

04/25/1995-10771
03:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 25.00

Inst # 1995-10771