

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

SEND TAX NOTICE TO:  
CORNERSTONE BUILDING  
COMPANY, INC.  
2232 Cahaba Valley Drive  
Birmingham, AL 35242

**STATE OF ALABAMA}**  
**COUNTY OF SHELBY}**

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY-ONE THOUSAND FIVE HUNDRED DOLLARS AND NO/100's (\$21,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, I, **MARK H. ACTON, JR. and wife, MINNIE G. ACTON**, (herein referred to as grantors) do grant, bargain, sell, and convey unto **CORNERSTONE BUILDING COMPANY, INC.** (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama:

Lot 21, according to Survey of Spring Gate Estates, Phase One, as recorded in Map Book 19, Page 23, in the Office of the Judge of Probate of 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.

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, we have hereto set our hands and seals, this the 13th day of July, 1995.

*Mark H. Acton Jr.*

*By Minnie G. Acton*

Attorney in Fact

Mark H. Acton, Jr.

*Minnie G. Acton*

Minnie G. Acton

Inst # 1995-18570

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

07/14/1995-18570  
10:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DQE HCD 33.50

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ~~Mark H. Acton, Jr. and~~ Minnie G. Acton, whose names ~~are~~<sup>is</sup> signed to the foregoing conveyance, and who ~~are~~<sup>is</sup> known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, ~~they~~<sup>she</sup> executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 13th day of July, 1995.

*[Signature]*  
Notary Public

My Commission Expires: 5/29/99

Inst # 1995-18570

State of Alabama)  
Jefferson)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Minnie G. Acton,, whose name as Attorney in Fact for Mark H. Acton, Jr., under that certain Durable Power of Attorney recorded on 7-14-1995 in Real/Instrument 1995- , Page 18569 , in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, she in capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 13th day of July, 1995.

  
NOTARY PUBLIC

My commission expires: 5/29/99

Inst. # 1995-18570

07/14/1995-18570  
10:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 33.50