

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

SEND TAX NOTICE TO:  
RONNY LANDRUM  
dba RONNY LANDRUM BUILDERS  
201 Alamosa Drive  
Montevallo, AL 35115

**STATE OF ALABAMA)  
COUNTY OF SHELBY)**

*Ref* General Warranty Deed

*Ref* KNOW ALL MEN BY THESE PRESENTS, that in consideration of **SEVENTEENTHousand FIVE HUNDRED DOLLARS AND NO/100's (\$17,500.00)** 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 **Ronny D. Landrum dba Landrum Builders** (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama:

Lot 37, according to Survey of Spring Gate, Sector One, Phase Two, as recorded in Map Book 18, Page 148, 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.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

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 5th day of July, 1995.

*Mark H. Acton Jr.*  
Mark H. Acton, Jr.

*Minnie G. Acton*  
Minnie G. Acton

**STATE OF ALABAMA)  
JEFFERSON COUNTY)**

08/09/1995-21682  
02:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCO 9.50

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 signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 5th day of July, 1995.

*[Signature]*  
Notary Public

My Commission Expires: 5/29/99

Inst # 1995-21682