

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

SEND TAX NOTICE TO:
RONNY LANDRUM

201 Alamosa Drive
Montevallo, AL 35115

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVENTEEN THOUSAND FIVE HUNDRED Dollars and No/100's (\$17,500.00) to the undersigned grantor or grantors, MINNIE G. ACTON, herein referred to as Grantors, whether one or more, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto RONNY LANDRUM dba RONNY LANDRUM BUILDERS (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

*a widowed woman

Lot 32, according to the 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:

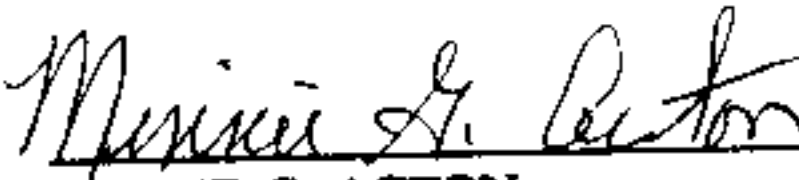
Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.
Existing covenants and restrictions, easements, building lines, and limitations of record.

Minnie G. Acton is the surviving grantee in that certain deed recorded in Instrument #1995- the other grantee, Mark H. Acton, Jr. having passed away on or about July 18, 1995.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.
TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with said GRANTEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the are free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and my our 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/we have hereto set my/our hand(s) and seal(s), this the 8th day of SEPTEMBER, 1995.


MINNIE G. ACTON

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MINNIE G. ACTON, 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 official seal, this the 8th day of SEPTEMBER, 1995.


Notary Public

My Commission Expires: 5/29/99

Inst # 1995-25412

09/13/1995-25412
09:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 9.50