

This instrument was prepared by

Send Tax Notice To: James B. Acton, Sr.

(Name) Larry L. Halcomb

name

5307 Woodford Drive

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED NINETY SIX THOUSAND AND NO/100-----
DOLLARS (\$296,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joe Lee Griffin, Unmarried

(herein referred to as grantors) do grant, bargain, sell and convey unto James B. Acton, Sr. and wife, Shirley F. Acton

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 7, in Block 8, according to the Amended Plat of Woodford, a Subdivision of Inverness, as recorded in Map Book 8, Page 51 A, B, C & D, Office of the Judge of Probate Shelby County, Alabama.

Mineral and mining rights excepted.
Subject to taxes for 1996.
Subject to items on attached Exhibit "A".

Joe Lee Griffin, one of the grantees in that certain deed filed in Book 113, Page 473, is the surviving grantee in that certain deed filed in Book 113, Page 473. The other grantee, Ann D. Griffin, having died on or about the 9
day of MAY, 1994.

Post # 1995-34900

12/06/1995-34900
10:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 307.00

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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; 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 have hereunto set my hand(s) and seal(s), this 1st
day of December, 19 95.

(Seal)

(Seal)

(Seal)

Joe Lee Griffin (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Joe Lee Griffin, Unmarried
whose name(s) 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 official seal this 1st day of December A.D., 1995

Larry L. Halcomb
Notary Public

My Commission Expires:
January 23, 1998

EXHIBIT "A"

A thirty foot set back line on the rear for golf course as shown by recorded plat.

A ten foot esement on the rear and north side of subject property as shown by recorded plat.

Restrictions, conditions and limitations as recorded in Misc. Volume 38, Page 380.

Excepting therefrom title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 80, Page 575, in said Probate Office.

Agreements as to underground electrical distribution as recorded in Misc. Volume 38, Page 454.

Agreements with Alabama Power Company as recorded in Misc. Volume 38, Page 455.

Right of Way to Alabama Power Company as recorded in Volume 109, Page 293.

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