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This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Ronny Landrum d/b/a Landrum Builders
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

FILED

That in consideration of One Hundred and No/100ths (\$100.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

Minnie G. Acton, widow of Mark H. Acton, Jr.

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Ronny D. Landrum d/b/a Landrum Builders

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lots 29 and 37, 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; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, right of way, taxes, and building setback lines, if any, of record.

1995-36359

12/19/1995-36359
11:01 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DO1 MCD 23.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 13th
day of December, 19 95.

(Seal)

Minnie G. Acton
Minnie G. Acton

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Minnie G. Acton, a single individual, 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of December, 19 95.

3/26/98
My Commission Expires:

Dawn Rouse
Notary Public

St # 1995-36359