

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

SEND TAX NOTICE TO:
WILLIAM J. ACTON CONSTRUCTION,

STATE OF ALABAMA}
COUNTY OF SHELBY}

Corporation Form Doc4/ITWR08

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED THOUSAND DOLLARS AND NO/100's DOLLARS (\$100,000.00) to the undersigned grantor, ACTON DEVELOPMENT CORPORATION, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto WILLIAM J. ACTON CONSTRUCTION, INC. (herein referred to as GRANTEES), the following described real estate, situated in SHELBY County, Alabama:

Commence at the Northwest corner of the Southwest 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run Easterly along the North line of said quarter section a distance of 635.77 feet to the point of beginning of the tract of land herein described; thence continue Easterly along said quarter line for 241.26 feet; thence turn 83 degrees 51 minutes 33 seconds right and run Southeasterly for 631.82 feet to a point on the Northerly right of way line of Shelby County, Highway #80; thence turn 92 degrees 37 minutes 32 seconds right and run Westerly along said right of way line 269.95 feet; thence turn 90 degrees 00 minutes 00 seconds right and run 645.96 feet to the point of beginning.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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 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 GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William J. Acton, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 28th day of December, 1995.

ACTON DEVELOPMENT CORPORATION

By

William J. Acton

Its: President

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William J. Acton, whose name as President of ACTON DEVELOPMENT CORPORATION, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 28th day of December, 1995.

My Commission Expires: 5/29/99

Notary Public
12/29/1995-37251
09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 108.50

1995-37251