

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

SEND TAX NOTICE TO:
CRAWFORD-ETHEREDGE
INVESTMENT AND DEVELOPMENT
CORP.

STATE OF ALABAMA}
COUNTY OF SHELBY}

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY-ONE THOUSAND FIVE HUNDRED DOLLARS AND NO/100's (\$21,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, I, **MINNIE G. ACTON**, a widowed woman, (herein referred to as grantors) do grant, bargain, sell, and convey unto **CRAWFORD-ETHEREDGE INVESTMENT AND DEVELOPMENT CORP.** (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama:

Lot 59, according to Survey of Spring Gate Estates, Phase One, as recorded in Map Book 19, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

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.

Minnie G. Acton is the surviving grantee in that certain deed recorded in Instrument #1995-10690; the other grantee, Mark H. Acton, Jr. having passed away on or about July 18, 1995.

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, I have hereto set my hand and seal, this the 25th day of January, 1996.

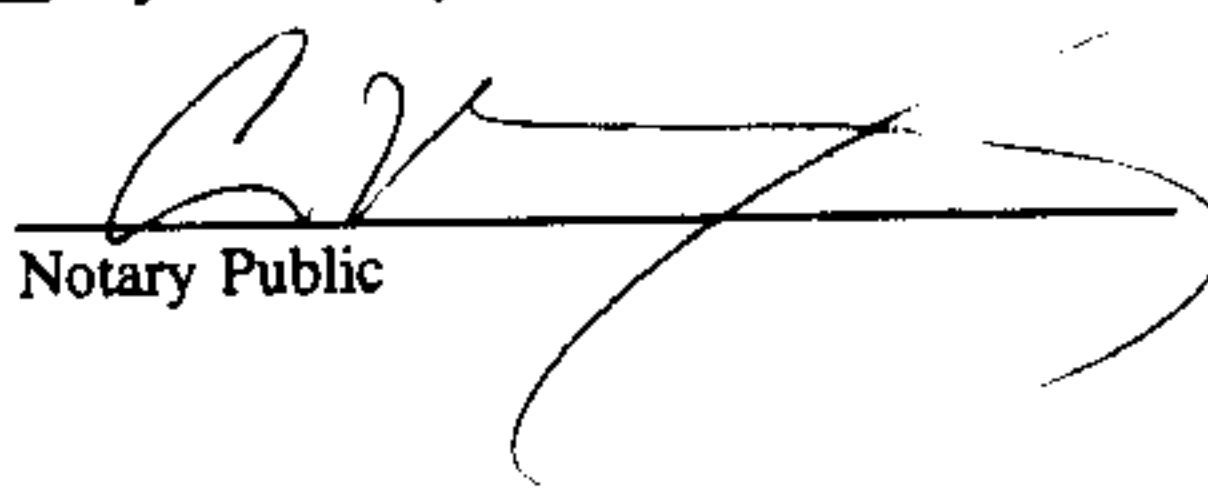
\$21,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.


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, they, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 25th day of January, 1996.


Notary Public

My Commission Expires: 5/29/99

Inst # 1996-03535

02/02/1996-03535
08:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 9.50

Clayton T. Sweeney

Inst # 1996-03535