



**JEFFERSON TITLE CORPORATION**  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Sandra J. Hughes

(Address) 2232 Cahaba Valley Drive  
Birmingham, Alabama 35242

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-One Thousand Five Hundred & 00/100 Dollars (\$21,500.00)

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

Minnie G. Acton, a widowed woman,

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

Cornerstone Building Company, Inc.

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

Shelby County, Alabama, to-wit: Lot 62, according to  
the 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, 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 grantee, his, her or 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 stated 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 grantee, his, her or their heirs 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 5th

day of April, 1996

(SEAL)

*Minnie G. Acton*

(SEAL)

(SEAL)

(SEAL)

(SEAL)

**05/23/1996-16751**  
**09:00 AM CERTIFIED**

(SEAL)

**SHELBY COUNTY JUDGE OF PROBATE**  
**001 MCD 30.00**  
**General Acknowledgment**

STATE OF ALABAMA

SHELBY

COUNTY }

I, Sandra J. Hughes  
in said State, hereby certify that Minnie G. Acton

a Notary Public in and for said County.

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

Given under my hand and official seal this 5th day of April, A.D. 1996

*Sandra J. Hughes*

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Oct. 6, 1999.**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

Inst # 1996-16751