



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 Thousand and 00/100 Dollars (\$20,000.00)

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, 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 63, 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.

\$20,000.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

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 war-
rant 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 25th
day of July, 19 96

Minnie G. Acton (SEAL)

(SEAL) 08/02/1996-24954
08:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REL 9.30

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY }

General Acknowledgment

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

Given under my hand and official seal this 25th day of July A.D. 19 96

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

Inst # 1996-24954

CANADA Title