

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

SEND TAX NOTICE TO:
STEVEN F. TRIPP

2021 Brook Highland Ridge
Birmingham, AL 35242

**STATE OF ALABAMA)
SHELBY COUNTY)**

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED FIVE THOUSAND NINE HUNDRED DOLLARS AND NO/100's (\$305,900.00)** to the undersigned grantor, **ACTON DEVELOPMENT CORPORATION**, a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell, and convey unto **STEVEN F. TRIPP** (herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**:

Lot 2031, according to the Survey of Brook Highland, an Eddleman Community, 20th Sector, as recorded in Map Book 16, Page 148, in the Probate Office 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.

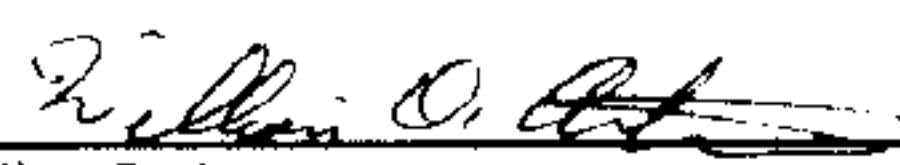
\$243,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 the 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; that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its Vice President, William D. Acton, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 30th day of July, 1996.

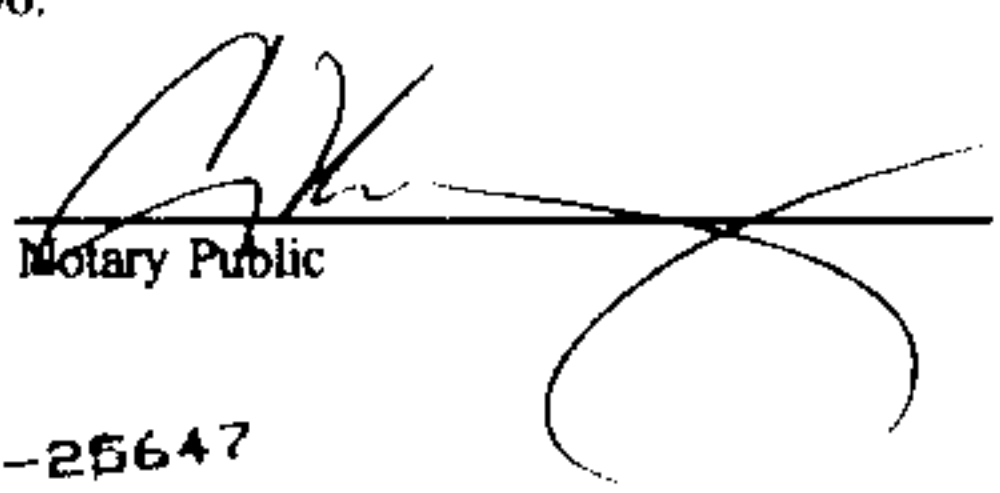
ACTON DEVELOPMENT CORPORATION

By: 
William D. Acton
Vice 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 D. Acton, whose name as Vice 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 the 30th day of July, 1996.


Notary Public

My Commission Expires: 5/29/99

Inst # 1996-25647

08/08/1996-25647
02:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 70.50

Inst # 1996-25647

CLAYTON T. SWEENEY, ATTORNEY AT LAW