



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 Nineteen Thousand and 00/100 Dollars (\$19,000.00)

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, 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 13, according to Survey of Spring Gate Estates, Phase One, as re-
corded 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 restriction, 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.

\$19,000.00 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 28th
day of August, 19 96

_____(SEAL) Minnie G. Acton _____(SEAL)

_____(SEAL) Inst # 1996-29741 _____(SEAL)

_____(SEAL) 09/10/1996-29741
09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50 _____(SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, Sandra J. Hughes _____ a Notary Public in and for said County,
in said State, hereby certify that Minnie G. Acton

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 28th day of August, 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 # 1996-29741

Cahaba Title