



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 }

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Four Thousand Five Hundred and 00/100 Dollars
(\$24,500.00)

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 24, according to

the Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, Page 120, in the Office of the Judge of Probate of Shelby County, Alabama. Subject to: Ad valorem taxes for 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, Instrument #1995-10691 and Instrument #1995-10692; the other grantee, Mark H. Acton, Jr., having passed away on or about July 18, 1995.

\$24,500 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 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 14th

day of October, 19 96.

(SEAL)

Minnie G. Acton

(SEAL)

(SEAL)

10/24/1996-35054
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
SEL 103 9.30

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY }

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

Given under my hand and official seal this 14th day of October A.D. 19 96

Sandra J. Hughes

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

Inst # 1996-35054