



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

This instrument was prepared by

(Name) Sandra J. Hughes

(Address) 2238 Cahaba Valley Drive
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand and 00/100 Dollars (\$17,000.00)

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

Minnie G. Acton, a widowed woman

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

Landrum Builders, Inc.

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

Shelby County, Alabama, to-wit: Lot 34, Sector 1, Phase 3,

according to the survey of Spring Gate, as recorded in Map Book 20, Page 82, in the
Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1996.

Subject to restrictions, easements, building lines and covenants of record.

The entire consideration of the purchase price recited above was paid from
a mortgage loan 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 20th
day of December, 19 96

(SEAL)

Minnie G. Acton

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(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 20th day of December 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 # 1997-00689

01/08/1997-00689
AM CERTIFIED
09:55 AM
NOTARY PUBLIC