



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

This instrument was prepared by

(Name) Summey B. Higgins, Jr.

(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-One Thousand and 00/100 Dollars (\$21,000.00)

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 61, 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.

Mineral and mining rights excepted.

\$21,000.00 OF THE PURCHASE PRICE RECITED ABOVE
WAS PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUS-
LY HEREWITH.

Subject to taxes for 1996.

Subject to 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.

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, 1996.

(SEAL)

Minnie G. Acton

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY }

General Acknowledgment

I, Summey B. Higgins, Jr.
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. 1996

Summey B. Higgins Jr.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 21, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst # 1997-06918

03/06/1997-06918
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 9.50

Cahaba Title