



# 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 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 2, Phase Three,

according to the survey of Spring Gate Estates, as recorded in Map Book 21,  
Page 85, in the Probate Office of Shelby County, Alabama; being situated  
in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1997.

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

Minnie G. Acton is the surviving grantee of deed recorded in Inst# 1995-10691 in the Probate Office of Shelby County, Alabama, the other grantee, Mark H. Acton having died on or about July 18, 1995.

The above recited consideration was paid from a 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 11th  
day of February, 19 97

\_\_\_\_\_(SEAL) Minnie G. Acton \_\_\_\_\_(SEAL)  
Minnie G. Acton

\_\_\_\_\_(SEAL) Inst # 1997-07066 \_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL) 03/07/1997-07066 \_\_\_\_\_(SEAL)  
08:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCB 9.50

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 11th day of February A D 19 97

Sandra J. Hughes  
Notary Public

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

Inst # 1997-07066