



**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, AL 35242

**WARRANTY DEED**

**STATE OF ALABAMA**

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Seventeen Thousand Dollars

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, an unmarried woman,  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto J. D. Brasher d/b/a  
Brasher Construction Company

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 8 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.

Subject to: Ad Valorem taxes for 1997 and subsequent years not yet due  
and payable until October 1, 1997. 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.

**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 23rd  
day of May, 1997

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

Minnie G. Acton

Inst # 1997-17715

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL) 06/05/1997-17715 \_\_\_\_\_(SEAL)

**01140 PM CERTIFIED**  
**SHELBY COUNTY JUDGE OF PROBATE**  
**001 HCD 9.50**

STATE OF Alabama  
Shelby COUNTY }

**General Acknowledgment**

I, the undersigned  
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, she executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 23rd day of May, A.D. 1997

[Signature]  
Notary Public

MY COMMISSION EXPIRES DECEMBER 28, 1998

Inst # 1997-17715