



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 Sixteen Thousand and 00/100 Dollars (\$16,000.00)

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

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 14, according to
the survey of Spring Gate, Sector One, Phase One, as recorded in Map Book
18, Page 31, in the Probate Office of Shelby County, Alabama; 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 # 1995-10690 in the
Probate Office of Shelby County, Alabama; the other grantee, Mark H. Acton, Jr. having
died on July 18, 1995.

The entire consideration of the purchase price recited above was paid from a mortgage
~~loan given to me by the grantor, 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 war-
rant 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 30th

day of May, 19 97

(SEAL)

Minnie G. Acton
Minnie G. Acton

(SEAL)

(SEAL)

Inst # 1997-18280

(SEAL)

(SEAL)

06/11/1997-18280
08:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ MCD 9.50
General Acknowledgment

(SEAL)

STATE OF

ALABAMA

SHELBY

COUNTY

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, has executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 30th day of May A D 19 97

Sandra J. Hughes
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct. 4, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst # 1997-18280