



**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, AL 35242

**WARRANTY DEED**

Inst # 1997-26436

Inst # 1997-18610

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 6, 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; 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.

**The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.**

Minnie G. Acton is the surviving grantee in that certain deed recorded in Instrument #1995-10690, Instrument #1995-10691 and Instrument #1995-10692; the other grantee, Mark H. Acton, Jr., having died 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 29th

day of May, 19 97

(SEAL)

Minnie G. Acton

(SEAL)

Minnie G. Acton

Inst # 1997-18610

(SEAL)

(SEAL)

(SEAL)

(SEAL)

06/13/1997-18610  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 REC

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 29th day of May 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

08/19/1997-26436  
10:33 AM  
SHELBY COUNTY JUDGE OF PROBATE  
001 REC