

The State of Alabama,
Shelby COUNTY,

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of Three Hundred Forty-Eight Thousand and NO/100ths

Dollars

to the undersigned grantor, David Acton Building Corporation

in hand paid by Marvin A. Chandler, Jr. and wife, Joan R. Chandler

the receipt whereof is acknowledged the said

David Acton Building Corporation

do hereby grant, bargain, sell and convey unto the said

Marvin A. Chandler, Jr. and wife, Joan R. Chandler

the following described real estate, to-wit:

Lot 240, according to the Survey of Highland Lakes, 2nd Sector, an Eddleman Community, as recorded in Map Book 20 page 50 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, and common area, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument 1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highlands Lakes Residential Subdivision, 2nd Sector, recorded in Instrument 1996-10928 in the Probate Office of Shelby County, Alabama, (which, together with all amendments thereto, is hereafter collectively referred to as the "Declaration"). All being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$214,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2013 Blue Heron Circle, Birmingham, Alabama 35242.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and unto his heirs and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal, this 26th day of September, 1997

WITNESSES:

David Acton Building Corporation

By: *David Acton* (Seal)
David Acton, President

(Seal)

(Seal)

(Seal)

09/30/1997-31644
12:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
145.00
002

THE STATE OF ALABAMA,

County

a in and for said County, in said State, hereby
certify that
whose name signed to the foregoing conveyance, and who known to me,
acknowledged before me on this day, that, being informed of the contents of this conveyance,
executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this day of A. D. 19

CORPORATE ACKNOWLEDGMENT

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned a Notary Public in and for
said County in said State, hereby certify that

David Acton
whose name as President of David Acton Building Corporation

a corporation, 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, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

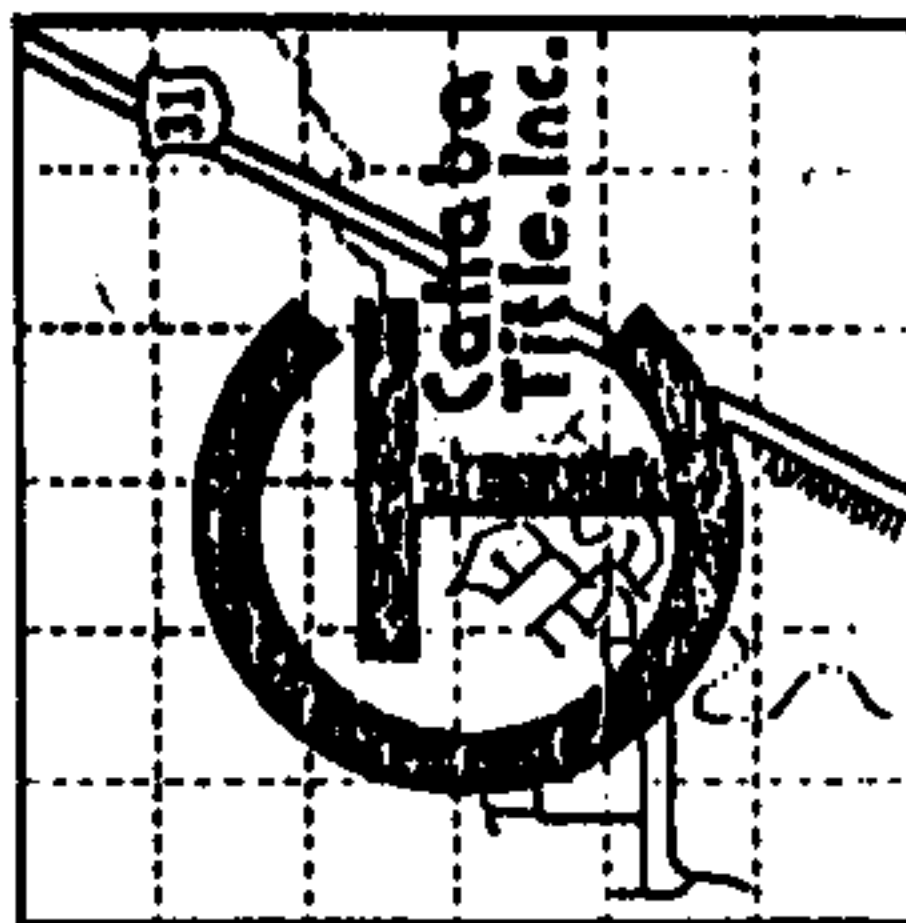
Given under my hand and official seal, this the 26th day
of September, 19

Notary Public

TO

WARRANTY DEED
STATUTORY

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 958-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

Inst # 1997-31644

09/30/1997-31644
12:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 145.00