

This instrument was prepared by:  
Anthony D. Snable, Attorney  
2700 Highway 280 South  
Suite 101  
Birmingham, Alabama 35223

Send Tax Notices to:

JAMES M. ACTON  
DAWN B. ACTON  
5024 EAGLE CREST ROAD  
BIRMINGHAM, AL 35242

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
JEFFERSON COUNTY )

That in consideration of **TWO HUNDRED FORTY EIGHT THOUSAND DOLLARS** and **00/100-----(\$248,000.00)** Dollars to the undersigned Grantor(s), **LARRY C. BAGGETT AND WIFE, LISA A. BAGGETT** (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said **JAMES M. ACTON AND DAWN B. ACTON** (herein referred to as Grantee(s), as joint tenants with right of survivorship the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 542, ACCORDING TO THE MAP AND SURVEY OF EAGLE POINT,  
5TH SECTOR, AS RECORDED IN MAP BOOK 18 PAGE 138 IN THE  
OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA;  
BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to:

1. Advalorem taxes for the current tax year 1993.
2. Easements, restrictions and reservations of record.

\$227,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee(s) as joint tenants with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee(s), 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 noted 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(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this  
25th day of March, 1998.

Larry C. Baggett  
LARRY C. BAGGETT

Lisa A. Baggett  
LISA A. BAGGETT

04/07/1998-12408  
01:18 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOR MCB 32.00

Inst # 1998-12408

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **LARRY C. BAGGETT AND WIFE, LISA A. BAGGETT**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 25th day of March, 1998.

  
NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 10-11-99

Inst # 1998-12408

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 32.00