

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
RICHARD A. LOFTIN
DURENDA C. LOFTIN
307 PIN OAK DRIVE
CHELSEA, AL 35043

STATE OF ALABAMA}
COUNTY OF Shelby}

Corporation Form Deed/JTWR

1998-18725

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$235,000.00)** to the undersigned grantor, **DAVID ACTON BUILDING CORPORATION**, a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of whereof is acknowledged, the said **GRANTOR** does by these presents grant, bargain, sell, and convey unto **RICHARD A. LOFTIN and DURENDA C. LOFTIN** (herein referred to as **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 306, according to the Survey of Yellowleaf Ridge Estates, Third Sector, as recorded in Map Book 22, Page 114, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$211,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEES** 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 do for myself and for my heirs, executors, and administrators, covenant with said **GRANTEES** their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its President, **WILLIAM D. ACTON**, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 8th day of May, 1998.

DAVID ACTON BUILDING CORPORATION

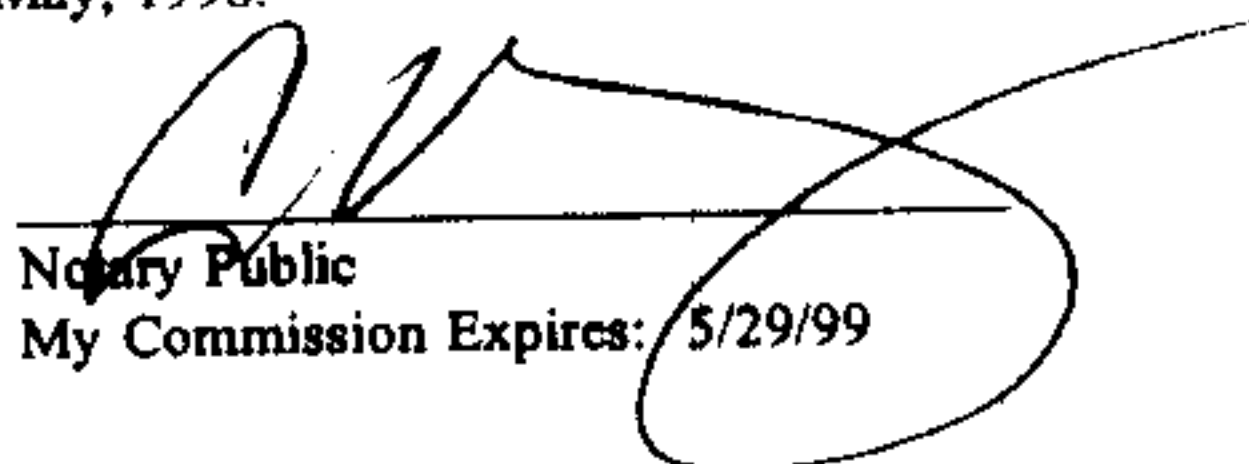
By: 
WILLIAM D. ACTON
Its: President

STATE OF ALABAMA}
JEFFERSON COUNTY}

05/21/1998-18725
12:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 32.00

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **WILLIAM D. 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 8th day of May, 1998.


Notary Public
My Commission Expires: 5/29/99

CLAYTON T. SWEENEY, ATTORNEY AT LAW