

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

SEND TAX NOTICE TO:
DAVID ACTON BUILDING CORPORATION

Inst # 1998-42116

STATE OF ALABAMA}
SHELBY COUNTY}

10/27/1998-42116
11:28 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY-SIX THOUSAND DOLLARS AND NO/100's (\$56,000.00)** to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, WILLIAM D. ACTON and wife, CINDY P. ACTON, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto **DAVID ACTON BUILDING CORPORATION** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama:

Lot 167, according to the Map of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, Page 37 A, B, C, D, E, F & G, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument #1994-07112 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to:


Ad valorem taxes for 1999 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1999.


Existing covenants and restrictions acknowledged by GRANTEE, easements, building lines and limitations of record.

TO HAVE AND TO HOLD to the said GRANTEE its successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 26th day of October, 1998.



WILLIAM D. ACTON


CINDY P. ACTON

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, WILLIAM D. ACTON, whose name 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, executed the same voluntarily and as his act on the day the same bears date.


Given under my hand and seal of office this 26th day of October, 1998.


Notary Public
My Commission Expires: 7/22/02

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, CINDY P. ACTON, whose name 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, executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this 26th day of October, 1998.


Notary Public
My Commission Expires: 7/22/02