



# JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

RONNY LANDRUM  
201 ALAMOSA DR.  
MONTEVALLO, AL  
35115

This instrument was prepared by

(Name) Sandra J. Hughes

(Address) 2232 Cahaba Valley Drive  
Birmingham, AL 35242

11/02/1998-43143

03:42 PM CERTIFIED

## WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Thousand Five Hundred and 00/100 Dollars (\$9,500.00)

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

Ronny Landrum

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Sherby County, Alabama, to-wit: Lot 12, according to  
the survey of Spring Gate, Sector One, as recorded in Map Book  
18, Page 31, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1998.

Subject to restrictions, covenants, building lines and easements of record.

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 1st

day of April, 19 98

(SEAL)

Minnie G. Acton  
(Minnie G. Acton)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

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 1st day of April, A.D. 19 98

Sandra J. Hughes  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Oct. 6, 1999.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

11/02/1998-43143