

This instrument was prepared by:
Clayton T. Sweeney, Attorney

SEND TAX NOTICE TO:
SPRING GATE ESTATES
H O M E O W N E R S '
ASSOCIATION, INC.

2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

STATE OF ALABAMA}
SHELBY COUNTY}

\$500.00

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS** (\$10.00) to the undersigned grantor or grantors, **Minnie G. Acton**, an unmarried person, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto **SPRING GATE ESTATES HOMEOWNERS' ASSOCIATION, INC.** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

All Common Area and Rights-of-Way of Spring Gate Sector One, as recorded in Map Book 18, Page 31, Spring Gate Sector One-Phase Two, as recorded in Map Book 18, Page 148, Spring Gate Sector One-Phase Three, as recorded in Map Book 20, Page 82, Spring Gate Sector One-Phase Four, as recorded in Map Book 22, page 142, Spring Gate Sector One-Phase Four-First Addition, as recorded in Map Book 23, Page 134, Spring Gate Estates Phase One, as recorded in Map Book 19, Page 23, Spring Gate Estates Phase Two, as recorded in Map Book 20,, Page 120, and Spring Gate Estates Phase three, as recorded in Map Book 21, Page 85, all in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999.
Existing covenants and restrictions, easements, building lines, and limitations of record.

The property conveyed herein is not the homestead of the grantor.

TO HAVE AND TO HOLD Unto 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 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, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs 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 4th day of November, 1998.

Minnie G. Acton
Inst. # 1998G-43592

11/04/1998-43592
02:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.00

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Minnie G. 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4th day of November, 1998.

Dorey Crawford
Notary Public

My Commission Expires:

7/22/02