

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  
3005 RIVER BROAD LANE  
B'HAM, AL. 35242

**STATE OF ALABAMA}**  
**Shelby COUNTY}**

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00) to the undersigned grantor or grantors, THOMAS R. YOUNG, an unmarried man, (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 DAVID ACTON BUILDING CORPORATION (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 33, according to the First Amended Plat of Greystone Farms North, Phase I, as recorded in Map Book 23, Page 57, in the Probate Office of 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.

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

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 GRANTEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the 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 GRANTEES, 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 19th day of January, 1999.

  
Inst • 1999-02820 THOMAS R. YOUNG


**STATE OF ALABAMA)**  
**JEFFERSON COUNTY)**

01/21/1999-02820  
11:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 8.30

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that THOMAS R. YOUNG, 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19th day of January, 1999.

The entire consideration of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

  
Notary Public  
My Commission Expires: 5/29/99

Inst • 1999-02820