

This instrument was prepared by:
Martin, Drummond, & Woosley, P.C.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

Send Tax Notice:
John G. Medellin
279 Pin Oak *DRIVE*
Chelsea, Alabama 35043

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama Know All Men By These Presents,
Jefferson County

That in consideration of Two Hundred Thirty-Seven Thousand Five Hundred Dollars and no/100 (\$237,500.00)

to the undersigned grantor, David Acton Building Corporation (GRANTOR) in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain sell and convey unto

JOHN G. MEDELLIN AND THERESA L. MEDELLIN, HUSBAND AND WIFE

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 308, 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 existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

\$190,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs, and assigns, that GRANTOR is lawfully seized in fee simple for said premises; that said premises are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; and that GRANTOR will and its successors and assigns 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 GRANTORS, by its PRESIDENT, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of May, 1999.

DAVID ACTON BUILDING CORPORATION

BY: *John G. Medellin*
ITS: PRESIDENT

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ of David Acton Building 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 of office this the 27th day of May, 1999.

John G. Medellin
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 6, 2001

06/01/1999-22836
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 56.00

Inst # 1999-22836