

This instrument was prepared by

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Send Tax Notice to:

(Name) Acton Homes, Inc.

(Address) 2232 Cahaba Valley Dr.
Birmingham, AL 35242

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$625,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Wayne Booth, a married man, and Ronnie Booth, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Acton Homes, Inc.** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

PARCEL I:

Commence at the Northwest corner of Section 16, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence easterly along the north line of said Section 16, a distance of 1301.30 feet to the point of beginning of the property being described; thence continue along last described course a distance of 681.90 feet to a point on the westerly right of way line of Highway 211 (Old Highway No. 31); thence turn a deflection angle of 69°12'05" right and run Southeasterly along said right of way line a distance of 1425.44 feet to a point; thence turn a deflection angle of 110°45'15" right and run westerly a distance of 574.96 feet to a point; thence turn a deflection angle of 65°20'42" right and run northwesterly a distance of 1467.25 feet to the point of beginning.

PARCEL II:

Commence at the Northwest corner of Section 16, Township 22 South, Range 2 West, Shelby County, Alabama and run thence easterly along the north line of said Section 16, a distance of 2089.22 feet to a point on the easterly right of way line of Highway No. 211 (Old Highway No. 31) and the point of beginning of the property being described; thence continue along last described course a distance of 493.41 feet to a point on the westerly right of way line of Highway No. 31; thence turn a deflection angle of 94°47'07" right and run southerly along said right of way line a distance of 823.21 feet to the P.C. of a highway curve to the left; thence turn a deflection angle of 3°37'21" left to chord and run Southerly along the chord of said highway curve a chord distance of 287.00 feet to a point marking the intersection of the rights of way of Highway No. 31 and Highway No. 211; thence turn a deflection angle of 158°06'52" right from chord and run northwesterly along the right of way of Highway No. 211 a distance of 1183.88 feet to the point of beginning.

SUBJECT TO:

- Taxes and assessments for the year 2004, and subsequent years.
- Coal, oil, gas and other mineral interest in, to or under the land herein described are not insured.
- LESS AND EXCEPT any part of subject property lying within a public road right of way.
- LESS AND EXCEPT 100 foot right of way as shown on tax map.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE ANY GRANTOR, NOR THAT OF HIS RESPECTIVE SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF FRONTIER BANK, IN THE SUM OF \$1,100,000.00.

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 the 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 29th day of March, 2004.



WAYNE BOOTH



RONNIE BOOTH

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Wayne Booth and Ronnie Booth**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2004.



Notary Public

My commission expires: 8/13/05