

THIS INSTRUMENT PREPARED BY:
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
Munger, Blalock & Co. Inc.

CORPORATION GENERAL WARRANTY DEED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That for and in consideration of **Six Hundred Five Thousand and 00/100 Dollars (\$605,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR,

Acton Homes, Inc., a corporation

(hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE,

Munger, Blalock & Company, Inc.

(hereinafter referred to as GRANTEE), his heirs and assigns the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 1-10, inclusive, Lots 37-45, inclusive, Lots 66-69, inclusive and Lots 71 and 72, according to the Map and Survey of Kinsale Garden Homes, 1st Sector, as recorded in Map Book 34, Page 16, in the Probate Office of the Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$ 625,000 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate, that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County, and that GRANTOR will and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its **President, Danny Acton** who is authorized to execute this conveyance, hereto set his signature and seal this the **29th** day of **October, 2004**.

Acton Homes, Inc.

Danny Acton
By: President

STATE OF ALABAMA }


COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Danny Acton, whose name as President of Acton Homes, Inc., a 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of October, 2004.

Raymond T. Estes
Notary Public - Raymond T. Estes

My Commission Expires: July 11, 2007


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Shelby Cnty Judge of Probate, AL
11/05/2004 09:29:00 FILED/CERTIFIED