CORPORATE GENERAL WARRANTY DEED

20050414000176840 1/2 $15.00
Shelby Cnty Judge of Probate,AL
04/14/2005 02:51:34PM FILED/CERT

STATE OF ALABAMA :
COUNTY OF SHELBY :

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Five Thousand and NO/100's Dollars ($75,000.00)** in hand paid to

Acton Homes, Inc.,

an Alabama Corporation (herein referred to as "Grantor"), the receipt of which is hereby acknowledged, said Grantor does by these presents grant, bargain, sell and convey unto

Munger, Blalock & Company, Inc.,

an Alabama Corporation (herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lots 36, 46 and 65, 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 Shelby County, Alabama.

Subject to covenants, restrictions, easements, set-back lines, right of ways and conditions of record. Subject to Ad Valorem taxes yet due and payable. Subject to Mineral and Mining rights of record and all rights and privileges incident thereto. Purchaser accepts property in its "as-is" condition.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, unto the said Grantee, Grantee's heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its President, Danny F. Acton, who is authorized to execute this conveyance, hereto set his signature and seal this 1st day of April, 2005.

Acton Homes, Inc..

By: Danny F. Acton
Danny F. Acton, its President

STATE OF ALABAMA :
COUNTY OF SHELBY :

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danny F. Acton, whose name as President of Acton Homes, Inc., an Alabama 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 officers and with full authority executed the same voluntarily for and as the act of said Company on the day the same bears date.

Given under my hand and official seal, this 1st day of April, 2005.

Notary Public Kimberly Dale Glass
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 20, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: _____

20050414000176840 2/2 $15.00
Shelby Cnty Judge of Probate,AL
04/14/2005 02:51:34PM FILED/CERT

<u>$124,000.00,</u> of the consideration herein was derived from a mortgage closed simultanelously herewith.