

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

1 PERIMETER PARK SOUTH, SUITE 325N
BIRMINGHAM, ALABAMA 35243

(Address)

STATE OF ALABAMA


COUNTY OF Shelby

Send tax notice to:
JOSEPH R. SAWYER
LESLIE R. SAWYER

(Name)

212 SHORE FRONT LANE
WILSONVILLE, AL 35186

(Address)


20080924000378460 1/2 \$54.00
Shelby Cnty Judge of Probate, AL
09/24/2008 02:55:07PM FILED/CERT

Shelby County, AL 09/24/2008
State of Alabama

Deed Tax: \$40.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED AND THIRTY THOUSAND dollars (\$430,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), DANNY ACTON AS PRESIDENT OF ACTON LAND COMPANY LLC AN ALABAMA CORPORATION (herein referred to as Grantor) do, grant, bargain, sell and convey unto JOSEPH R. SAWYER and LESLIE R. SAWYER, HUSBAND AND WIFE (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 338, ACCORDING TO THE SURVEY OF LAKEWOOD PHASE 3, AS RECORDED IN MAP BOOK 36, PAGE 81 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 390,000.00 IS FILED HERewith.


TO HAVE AND TO HOLD, to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving

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grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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 have hereunto set my hand and seal, 08/08/08.

 (Seal)
DANNY ACTON AS PRESIDENT OF ACTON LAND COMPANY LLC

THE STATE OF ALABAMA
JEFFERSON COUNTY


20080924000378460 2/2 \$54.00
Shelby Cnty Judge of Probate, AL
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I, WILLIAM PATRICK COCKRELL, a Notary Public, in and for said County in said State, hereby certify that DANNY ACTON, whose name as PRESIDENT of the ACTON LAND COMPANY LLC, a ALABAMA limited liability company, is signed to the foregoing conveyance/instrument, 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 company.

Given under my hand this the 8 day of 8, 2008.


Notary Public

WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011