

Send tax notice to:
DAVID ACTON BUILDING CORP
4898 VALLEYDALE ROAD, STE A-4
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016097

WARRANTY DEED

**20160309000075630
03/09/2016 11:15:47 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Five Thousand and 00/100 Dollars (\$95,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MARK LLOYD and STEPHANIE LLOYD, HUSBAND AND WIFE AND SARAH CAROLYN LLOYD, A SINGLE INDIVIDUAL **whose mailing address** is: 3218 GARDEN WALK, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by DAVID ACTON BUILDING CORP **whose mailing address** is: 4898 Valleydale Road, A4, Birmingham, AL 35242 , hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 26, ACCORDING TO THE SURVEY OF HERITAGE OAKS, AS
RECORDED IN MAP BOOK 11, PAGE 23, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.**

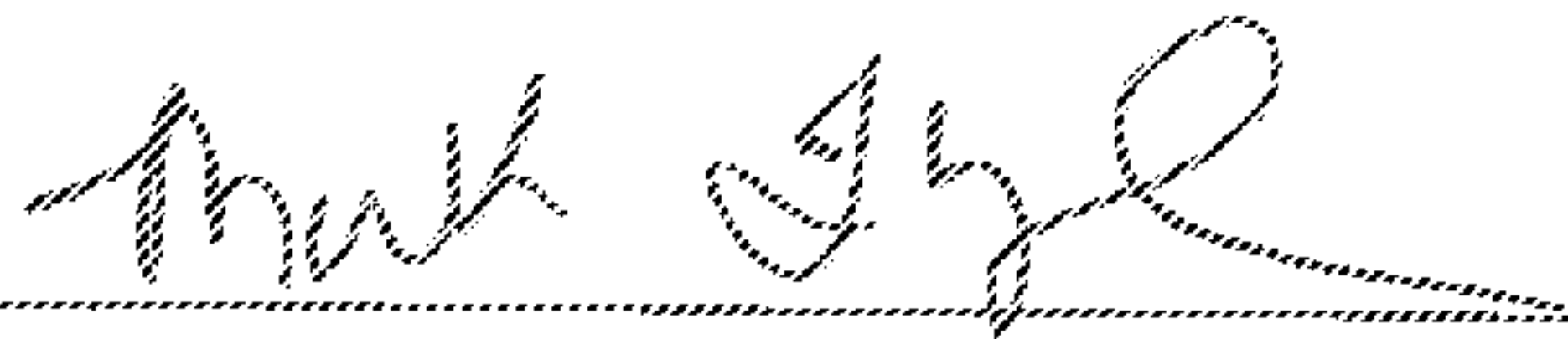
SUBJECT TO:

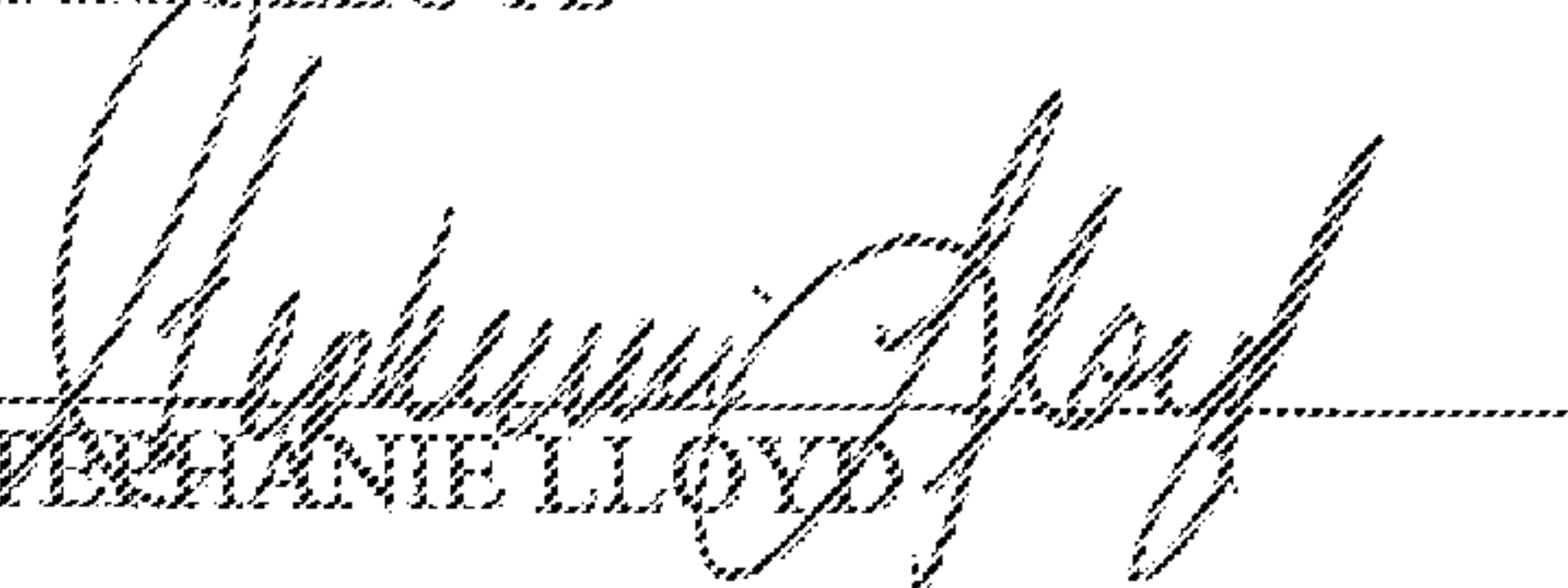
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right of way granted to Alabama Power Company recorded in Shelby Real 133, Page 586.
5. Restrictions appearing or record in Shelby Real 140, Page 744; Shelby Real 152, Page 657 and Shelby Real 192, Page 93.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 7th day of March, 2016.


MARK LLOYD

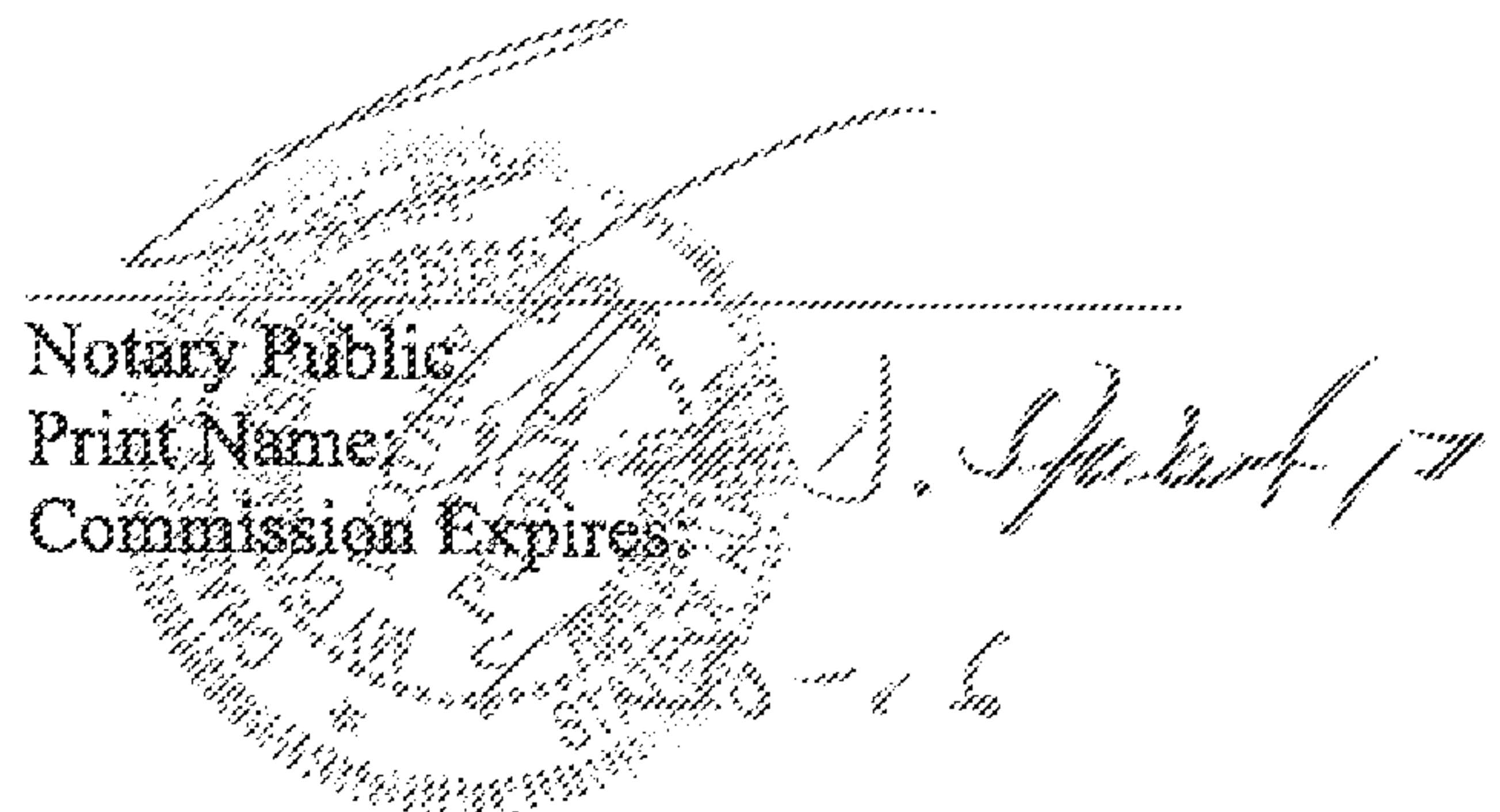

STEPHANIE LLOYD

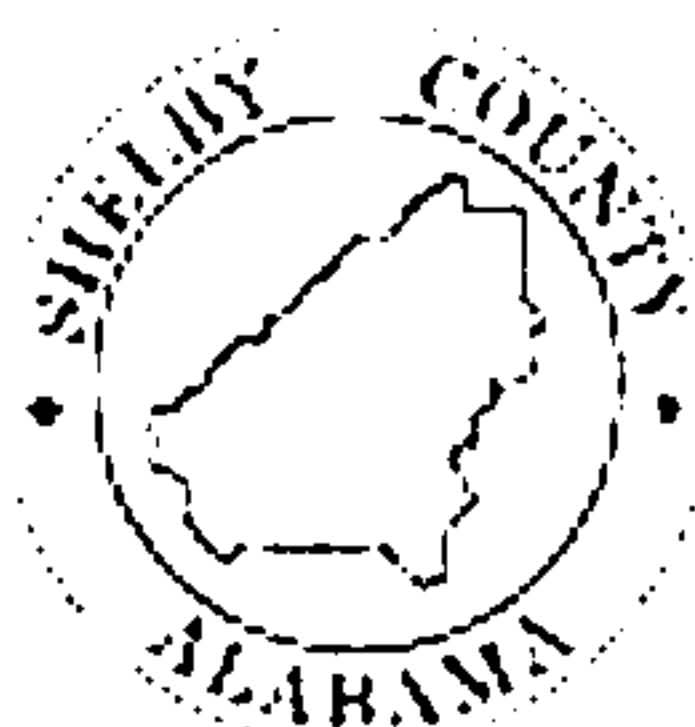

SARAH CAROLYN LLOYD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK LLOYD and STEPHANIE LLOYD and SARAH CAROLYN LLOYD whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of March, 2016.


Notary Public
Print Name: James W. Fuhrmeister
Commission Expires: 03/09/2017



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/09/2016 11:15:47 AM
\$112.00 CHERRY
20160309000075630

