

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Acton Land Company, LLC

(Address) 2232 Cahaba Valley Drive
Birmingham Ala 35242

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-97 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifteen Thousand and no/100--

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
William W. Greene, Jr., a married man

Inst # **1999-48910**

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Acton Land Company, L.L.C.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

12/03/1999-48910
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DBI MWS 9.50

TRACT 1:

The Southwest Quarter of the Southeast Quarter of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama.

EASEMENT:

An easement for ingress and egress situated in the Northwest Quarter of the Northeast Quarter of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, lying 25 feet either side of a line, being more particularly described as follows:
Commence at a 1 1/2-inch crimped iron found locally accepted to be the Northwest corner of said 1/4-1/4 Section; thence run East along the North line of said 1/4-1/4 Section for a distance of 1,107.94 feet to the point of beginning of the centerline of said easement, said point of beginning being 25.00 feet West of a 2-inch open-top iron found; thence turn an angle to the right of 90 degrees 36 minutes 44 seconds and run in a Southerly direction for a distance of 520.96 feet to a point on a curve to the right, having a central angle of 59 degrees 26 minutes 34 seconds and a radius of 175.00 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 181.56 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 63.82 feet to the centerline of Park Road and the end of said easement.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

All of the above consideration was paid from a mortgage recorded simultaneously herewith.

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 GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 2nd

day of December, 1999

(Seal)

William W. Greene, Jr.
William W. Greene, Jr. (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William W. Greene, Jr., whose name is signed to the foregoing conveyance who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of December, A.D., 1999

My Commission Expires: 10/16/2000

Notary Public