

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
DAVID ACTON BUILDING CORPORATION

Inst # 1999-50931

12/17/1999-50931
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

STATE OF ALABAMA}
COUNTY OF SHELBY}

Corporation Form Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (\$115,000.00)** to the undersigned grantor, **ACTON LAND COMPANY, L.L.C.**, a limited liability company, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of whereof is acknowledged, the said **GRANTOR** does by these presents grant, bargain, sell, and convey unto **DAVID ACTON BUILDING CORPORATION** (herein referred to as **GRANTEES**), the following described real estate, situated in **SHELBY County, Alabama**:

TRACT I:

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.

Subject to:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines, and limitations of record.

§ **ALL** of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of organization and operational agreement of said LLC and same have not been modified or amended.

TO HAVE AND TO HOLD Unto the said **GRANTEES**, their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs executors and assigns forever, against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, the said GRANTOR, by its member, Danny F. Acton, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 9th day of December, 1999.

ACTON LAND COMPANY, L.L.C.

By: Danny F. Acton
Danny F. Acton
Its: Member

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Danny F. Acton, whose name as Member of ACTON LAND COMPANY, L.L.C., a limited liability company, 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.

Given under my hand and official seal this 9th day of December, 1999.

[Signature]
Notary Public

My Commission Expires: 6/5/03

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