STATE OF ALABAMA	**	
	**	SURVIVORSHIP WARRANTY DEED
SHELBY COUNTY	**	

THIS INDENTURE, is made and entered into by and between **ACTON LAND COMPANY, LLC,** hereafter referred to as Grantors, and **SHAWN D. MELTON AND VANESSA D. MELTON,** herein referred to as Grantees,

WITNESSETH:

That Grantor, For and in consideration of the sum of ten and no/100 Dollars to Grantor cash in hand paid by Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, has this day given, granted, bargained, sold, and conveyed, and does by these presents give, grant, bargain, sell and convey to Grantees, as Tenants in Common and not as Joint Tenants, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

LOT 43 ACCORDING TO THE AMENDED MAP OF HANNA FARM ESTATES, AS RECORDED IN MAP BOOK 26, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to taxes for the current year, outstanding mineral or mining rights, restrictions of record, and easements of record and as located, if any.

To Have and To Hold the above described property with the tenements, hereditament, appurtenances, and improvements thereunto belonging, or in anyway appertaining, unto Grantees as Tenants in Common and not as Joint Tenants, for and during their joint lives, and upon the death of either of them, then to the survivor of them and to the heirs and assigns of such survivor, in fee simple, together with every contingent remainder and right of reversion.

And Grantor covenants and agrees with Grantees that Grantor is lawfully seized of an indefeasible estate in fee simple in and to the real property herein conveyed; that Grantor has good right to sell and convey same; that said real property is free from all encumbrance, and Grantor does warrant and will forever defend the title thereto against the lawful claims and demands of all persons whomsoever, except for taxes for the current year and any easements, restrictions or reservations of record or visible, encumbrances, mineral rights heretofore conveyed, excepted or reserved, and any outstanding rights of redemption.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Given under my hand and seal this 21st day of January, 2002.

Acton Land Company, LLC

BY: Danny F. Acton

ITS: Member

ADDRESS OF GRANTEE:

101 TYLER CIRCLE
VINCENT, AL 35178

Inst # 2002-13601

03/22/2002-13601
11:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 15.00

STATE OF ALABAMA **
**
COUNTY OF CALHOUN **

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **DANNY ACTON**, whose name as Member of **ACTON LAND COMPANY, LLC** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same on the day the same bears date.

Given under my hand and seal on the 21st day of January, 2002.

Lisa A McCall
Notary Public

MY COMMISSION EXPIRES
NOVEMBER 13, 2004

PREPARED BY:

RICE & RICE, P.C.
403 CHOCCOLOCCO STREET
P. O. BOX 3267
OXFORD, ALABAMA 36203

Inst # 2002-13601

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