

SEND TAX NOTICE TO:GREG SNELL
300 HANNA DRIVE
VINCENT, ALABAMA 35178

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$112,000.00 to the undersigned grantor, **ACTON LAND COMPANY, LLC**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **GREG SNELL and AINDRIA SNELL, HUSBAND AND WIFE** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 1, ACCORDING TO THE AMENDED MAP OF HANNA FARMS, AS RECORDED IN MAP BOOK 26
PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY
COUNTY, ALABAMA.

\$110,269.00 of the purchase price received above was paid from a first purchase money mortgage
loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by DANNY F. ACTON, MANAGING MEMBER who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of October, 2002.

ATTEST:

ACTON LAND COMPANY, LLC
BY: Danny F. Acton
DANNY F. ACTON, MANAGING MEMBER

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **DANNY F. ACTON** whose name as MANAGING MEMBER of ACTON LAND COMPANY, LLC, a corporation, 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 coporation

Given under my hand the 1st day of October, 2002.

Cludy Muley
Notary Public

My Commission Expires:
**MY COMMISSION EXPIRES
OCTOBER 27, 2005**

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY STE, 630
BIRMINGHAM, ALABAMA 35243