


This instrument prepared by:
Kelvin L. Davis, Attorney at Law
100 Corporate Parkway South, Suite 425
Birmingham, Alabama 35242


20040804000435060 Pg 1/1 30.50
Shelby Cnty Judge of Probate, AL
08/04/2004 12:09:00 FILED/CERTIFIED

Send Tax Notice To:
Cyrenthia A. Megginson
316 Hanna Drive
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY}

That in consideration of the sum of Nienty Six Thousand Dollars and Zero Cents (**\$96,000.00**) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Acton Land Company, LLC

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Cyrenthia A. Megginson

(herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama, to-wit:

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or 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 and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, Seller, have hereunto set his, her or their signature(s) and seal(s), this the **25th** day of **June, 2004**.

_____(Seal)

Danny L. Acton (Seal)
Acton Land Company, LLC

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA }

COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **25th** day of **June, 2004**.

\$\$76,800.00 being applied by mortgage filed simultaneously here with.

Phyllis J. Black
Notary Public

My Commission Expires: 02/08/05

**PHYLLIS J. BLACK
NOTARY AT LARGE
STATE OF ALABAMA
MY COMMISSION EXPIRES: 02/08/05**