20050706000336890 1/2 $26.50
Shelby Cnty Judge of Probate, AL
07/06/2005 11:17:25AM FILED/CERT

This document prepared by:
Lynne J. Roberson, Attorney
51 Shades Crest Road
Birmingham, Alabama 35226

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents that in consideration of Twelve Thousand Five Hundred Dollars ($12,500.00), to the undersigned grantor, Acton Land Company, L.L.C., a corporation, in hand paid by Byron C. Jackson and Jean T. Jackson, the receipt of which is hereby acknowledged, the said Acton Land Company. L.L.C., does by these presents, grant, bargain, sell and convey unto the said Byron C. Jackson and Jean T. Jackson (herein referred to as Grantees), for and during their joint lives as joint tenants 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 Shelby County, Alabama, to-wit:

Lot 39, 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.

This conveyance is subject to the following matters:

1. Ad valorem taxes for 2005, a lien but not yet due and payable;
2. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 129 Page 367 and Deed Book 208 Page 578 in the Shelby County Probate Office;
3. Easements to Alabama Power Company as shown by instrument recorded in Instrument #1999-34494 and Instrument # 2001-42163 in the Shelby County Probate Office;
4. Easements as shown by recorded plat, including 10 feet on the Westerly side of the land;
5. Restrictions, covenants and conditions as set out in Instrument #2000-11199 in the Shelby County Probate Office;
6. Restrictions, limitations and conditions as set out in Map Book 25 page 101 and Map Book 26 page 129 in the Shelby County Probate Office;
7. Rights of others to use of a non-exclusive 60 foot easement as set out in Instrument #1999-34484 in the Shelby County Probate Office.

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To have and to Hold to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Acton Land Company, L.L.C., 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 fee from all encumbrances unless otherwise noted above, 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, executors, and assigns forever, against the lawful claims of all persons.

In witness whereof, the said Acton Land Company, L.L.C., by its President, Danny F. Acton, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of July, 2005.

By: Danny F. Acton
Danny F. Acton
President, Acton Land Company, L.L.C.

STATE OF ALABAMA
COUNTY OF SHELBY

I, Christine Hoffman a Notary Public in and for said County in said State, hereby certify that Danny F. Acton, whose name as President of Acton Land Company, L.L.C., 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 seal this the 1st day of July, 2005.

Notary Public: Christine Hoffman
exp: 02/03/2009

Shelby County, AL 07/06/2005
State of Alabama

Deed Tax:$12.50