20050706000336900 1/3 $116.50
Shelby Cnty Judge of Probate,AL
07/06/2005 11:19:03AM 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 Ninety Nine Thousand Four Hundred Eighty One Dollars ($99,481.00), 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:

See Exhibit "A" attached hereto and incorporated herein.

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. Less and except any portion of any road or road right of way, including Highway No. 466.

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.

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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

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EXHIBIT "A"

A parcel of land situated in the West half of Section 1, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest quarter of said Section 1, said point also being at the Southeast corner of Lot 34 and the Northwest corner of Lot 35, Amended Map of Hanna Farms, as recorded in Map Book 26, on Page 129, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Westerly direction along the South line of said Lot 34 for a distance of 86.17 feet to a capped iron found at the point of beginning; thence turn an angle to the right of 00 degrees, 00 minutes, 23 seconds and run in a Westerly direction for a distance of 852.71 feet to a point; thence turn an angle to the left of 89 degrees, 02 minutes, 58 seconds and run in a Southerly direction for a distance of 199.97 feet to a point; thence turn an angle to the right of 89 degrees, 02 minutes, 30 seconds and run in a Westerly direction for a distance of 399.96 feet to a point; thence turn an angle to the right of 90 degrees, 58 minutes, 03 seconds and run in a Northerly direction for a distance of 1,443.28 feet to a capped iron found on the Southerly right-of-way line of Shelby County Highway #446; thence turn an angle to the right of 89 degrees, 05 minutes, 47 seconds and run in an Easterly direction along said right-of-way line for a distance of 925.73 feet to a capped iron found on the Southerly right-of-way line of Shelby County Highway #446; thence turn an angle to the right of 04 degrees, 53 minutes, 49 seconds and run in a Southeasterly direction along said right-of-way line for a distance of 310.16 feet to a capped iron found at the Northern most corner of Lot 30 and also the Western most corner of Lot 29 in said Amended Map of Hanna Farms; thence turn an angle to the right of 90 degrees, 01 minutes, 26 seconds and run in a Southwesterly direction along the West line said Lot 30 for a distance of 319.11 feet to a capped iron found at the Southwest corner of said Lot 30, said point also being at the Northern most corner of Lot 31 in said Amended Map of Hanna Farms; thence turn an angle to the left of 00 degrees, 05 minutes, 59 seconds and run in a Southwesterly direction along the West line of said Lot 31 for a distance of 40.90 feet to a capped iron found on the West line of said Lot 31; thence turn an angle to the left of 19 degrees, 41 minutes, 32 seconds and run in a Southeasterly direction along the West line of said Lot 31 for a distance of 224.49 feet to a capped iron found at the Southwest corner of said Lot 31, also being at the Northwest corner of Lot 32 in said Amended Map of Hanna Farms; thence turn an angle to the left of 00 degrees, 00 minutes, 45 seconds and run in a Southwesterly direction on the West line of said Lot 32 for a distance of 134.46 feet to a capped iron found on the West line of said Lot 32; thence turn an angle to the right of 15 degrees, 29 minutes, 27 seconds and run in a Southerly direction along the West line of said Lot 32 for a distance of 59.04 feet to a capped iron found at the Southwest corner of Lot 32 and also being at the Northwest corner of Lot 33 in said Amended Map of Hanna Farms; thence turn an angle to the right of 00 degrees, 02 minutes, 25 seconds and run in a Southerly direction along the West line of said Lot 33 for a distance of 164.90 feet to a capped iron found at the Southwest corner of said Lot 33 and also being on the North right-of-way line of Acton Drive in said Amended Map of Hanna Farms; thence turn an angle to the right of 89 degrees, 44 minutes, 11 seconds and run in a Westerly direction along the North line of said Acton Drive for a distance of 57.26 feet to a point; thence turn an angle to the left of 89 degrees, 43 minutes, 11 seconds and run in a Southerly direction for a distance of 286.26 feet to the point of beginning; said parcel of land containing 37.54 acres, more or less.

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

Deed Tax:$99.50