

THIS INSTRUMENT PREPARED BY:

ELIZABETH S. PARSONS

Blair and Parsons, P. C.

✓ 1711 Cogswell Avenue

Pell City, Alabama 35125

Send Tax Notice To:

ALAN M. HASHMAN

COURTNEY D. MORRISON

111 TYLER CIRCLE

VINCENT, AL 35178

LIMITED LIABILITY COMPANY FORM

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



20060303000101720 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/03/2006 02:00:01PM FILED/CERT

STATE OF ALABAMA

ST. CLAIR COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Five Thousand Two Hundred and 00/100 (\$105,200.00) Dollars, and other good and valuable consideration to the undersigned grantor, Acton Land Co., LLC., limited liability company, (herein referred to as Grantor), in hand paid by the Grantees, the receipt of which is hereby acknowledged, the Said Grantor, does by these presents, grant, bargain, sell and convey unto ALAN M. HASHMAN AND COURTNEY D. MORRISON, (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama to-wit:

LOT 41, ACCORDING TO THE AMENDED MAP OF HANNA FARMS AS RECORDED IN MAP BOOK 26, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A 2003 PATRIOT SVS3038N MANUFACTURED HOME, COMPRISED OF TWO (2) SECTION(S), AND BEARING SERIAL NUMBER(S) 1SRP18098AAL & 1SRP18098BAL, IS PERMANENTLY AFFIXED TO THE REAL PROPERTY HEREIN ABOVE DESCRIBED AND IS CONSIDERED A PART OF.

SUBJECT TO:

- 1. MINERAL AND MINING RIGHTS ARE NOT OWNED BY GRANTOR.**
- 2. 10-FOOT EASEMENT ACROSS THE SOUTHWEST SIDE OF SAID LOT AS SHOWN ON RECORDED MAP.**
- 3. PERMITS TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 142, PAGE 2 AND DEED BOOK 208, PAGE 578.**
- 4. RESTRICTIVE COVENANTS AS RECORDED IN INST. NO. 2000-11199.**
- 5. RIGHT OF WAY TO SHELBY COUNTY FOR HIGHWAY NO. 466.**
- 6. RIGHTS OF OTHERS IN AND TO USE OF EASEMENT IN INST. NO. 1999-34484.**
- 7. 60-FOOT EASEMENT ACROSS THE EAST SIDE OF SAID LOT AS SHOWN ON RECORDED MAP.**

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free 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, Acton Land Co., Inc., by its President, Danny Acton, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of February, 2006.

ACTON LAND CO., LLC.

Danny Acton
BY: DANNY ACTON
ITS: PRESIDENT

STATE OF ALABAMA
COUNTY OF ST. CLAIR

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DANNY ACTON, whose name as President of Acton Land Co., LLC., a limited liability company, 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 limited liability company.

Given under my hand and official seal, this 27th day of February, 2006.

John S. Parsons
Notary Public

5001-06K


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Shelby County, AL 03/03/2006
State of Alabama

Deed Tax: \$2.00