

14252

20060501000203130 1/2 \$514.00
Shelby Cnty Judge of Probate, AL
05/01/2006 03:15:25PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
PADEN & PADEN
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
MB & C - KINSALE, LLC

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 05/01/2006
State of Alabama
Deed Tax: \$500.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED THOUSAND DOLLARS and 00/100 (\$500,000.00) to the undersigned grantor, ACTON HOMES, INC. a corporation, 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 MB & C - KINSALE, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 47, 48, 49, 50, 51, 52, 53, 54, 55 AND 56 ACCORDING TO THE SURVEY OF KINSALE GARDENS HOMES 2ND SECTOR AS RECORDED IN MAP BOOK 36, PAGE 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. TAXES FOR THE YEAR 2005 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. BUILDING LINES, RESTRICTIONS AND EASEMENTS AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS WITH EASEMENTS APPEARING OF RECORD IN INSTRUMENT 20050803000393800 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 500,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, ACTON HOMES, INC., by its DANNY ACTON, PRESIDENT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 7th day of December, 2005.

ACTON HOMES, INC.

By: *Danny Acton*
DANNY ACTON, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DANNY ACTON, whose name as PRESIDENT of ACTON HOMES, INC., 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 7th day of December, 2005.

Elizabeth L. Henderson
Notary Public

My commission expires: 9.27.09

