THIS INSTRUMENT PREPARED BY:
CLAY R. CARR
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

20060504000210620 1/1 $12.00
Shelby Cnty Judge of Probate,AL
05/04/2006 03:05:54PM FILED/CERT

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
McGinnis Construction, Inc.
2732 Cahaba Valley Drive
Birmingham, Alabama 35242

To Clear Title.

STATE OF ALABAMA)

GENERAL WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred and 00/100 ($500.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **David Acton Building Corporation,** a corporation, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **McGinnis Construction, Inc.**, a corporation, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

All my right, title and interest in that part of Lot 228 Lakewood, Phase 2 that has now become Lot 232-A, according to the Resurvey of Lot 228 and 232, Lakewood, Phase 2, as recorded in Map Book 36 page 125 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, David Acton Building Corporation, a corporation, by and through its officer, has hereunto set its hand and seal this the 20th day of April, 2006.

David Acton Building Corporation, a corporation

By: William D. Acton
Its: President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William D. Acton**, whose name as President of **David Acton Building Corporation**, a corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of April, 2006.

NOTARY PUBLIC
My Commission Expires: 3/24/2010