

This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Gunnar Byrd



20060508000215100 1/1 \$351.00
Shelby Cnty Judge of Probate, AL
05/08/2006 10:41:04AM FILED/CERT

CORPORATION FORM WARRANTY DEED

Shelby County, AL 05/08/2006
State of Alabama

Deed Tax: \$340.00

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Three Hundred Forty Thousand and no/100 (\$340,000.00) Dollars to the undersigned grantor, **ACTON HOMES, INC.**, an Alabama corporation, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **GUNNAR BYRD** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL II:

Commence at the Northwest corner of Section 16, Township 22 South, Range 2 West, Shelby County, and run thence easterly along the North of said Section 16, a distance of 2089.22 feet to a point on the Easterly right of way line of Highway No. 211 (Old Highway No. 31) and the point of beginning of the property being described; thence continue along last described course a distance of 493.41 feet to a point on the Westerly right of way line of Highway No. 31; thence turn a deflection angle of 94 degrees 47 minutes 07 seconds right and run Southerly along said right of way line a distance of 823.21 feet to the P.C. of a highway curve to the left; thence turn a deflection angle of 3 degrees 37 minutes 21 seconds left to chord and run Southerly along the chord of said highway curve a chord distance of 287.00 feet to a point marking the intersection of the rights of way of Highway No. 31 and Highway 211; thence turn a deflection angle of 158 degrees 06 minutes 52 seconds right from chord and run Northwesterly along the right of way of Highway No. 211, a distance of 1183.88 feet to the point of beginning.

SUBJECT TO: (1) Current taxes; (2) Any part of property lying within a public road; (3) 100-foot right of way as shown on tax map; (4) Title to minerals underlying lands with mining rights and privileges belonging thereto; (5) Transmission line permits to Alabama Power Company as recorded in Instrument #20050203000056380 in said Probate Office.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And said Grantor does, for itself, its successors and assigns, covenant with said Grantee, 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, 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 Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 27th day of April, 2006.

ACTON HOMES, INC.

By: Danny F. Acton
Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danny F. 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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

My Commission Expires:

[Signature]
Notary Public