

This instrument prepared by:

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ATTORNEY AT LAW

JOHN R. FRANKS, JR.

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20061129000576830 1/2 \$53.00
Shelby Cnty Judge of Probate, AL
11/29/2006 08:35:54AM FILED/CERT

A Purchase money mortgage in the amount of \$156,000 is being recorded simultaneously herewith.

STATE OF ALABAMA
SHELBY COUNTY

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$195,000 and other good and valuable consideration, HARRY L. DURHAM, a single man ("Grantors"), grants, bargains, sells, and conveys to HOYT LYNN ACTON and DAVA ANN ACTON ("Grantees"), as joint tenants with right of survivorship, Grantor's entire interest in the following described real estate located in Shelby County, Alabama (the "Real Property"):

A tract of land situate in the SW ¼ of the SW ¼, of Section 28, Township 20 South, Range 4 West and in the NW ¼ of the NW ¼ of Section 33, Township 20 South, Range 4 West, described as follows: Commence at the Southwest corner of the SW ¼ of SW ¼ of Section 28, Township 20 South, Range 4 West; thence North 3 deg. 08 ½ min. East along the West line of said ¼ - ¼ Section a distance of 382.94 feet; thence North 62 deg. 00 min. 30 sec. East a distance of 22.38 feet to the point of beginning; thence continue North 62 deg. 00 min. 30 sec. East a distance of 70.69 feet; thence South 16 deg. 54 min. East a distance of 808.14 feet to the North right of way line of Shades Crest Road; thence South 63 deg. 57 ½ min. West along said right of way line of road a distance of 170.00 feet; thence North 9 deg. 42 min. West a distance of 826.45 feet to the point of beginning; being situated in Shelby County, Alabama.

This conveyance is made to Grantees absolutely and in fee simple, but subject to all restrictive covenants, rights-of-way, easements and reservations of record that apply to the Real Property

Grantees take title to the Real Property as joint tenants with right of survivorship. At the death of either Grantee, the survivor shall immediately own the entire title to the Real Property in fee simple, together with every contingent remainder and right of reversion.

Grantor warrants and represents to Grantees that (i) Grantor is lawfully seized of the Real Property in fee simple; (ii) the Real Property is free from all encumbrances unless otherwise noted herein; (iii) Grantor is entitled to the immediate possession of the Real Property; (iv) Harry L. Durham is the surviving grantee in Instrument recorded in Volume 1995 Page 10986; and (v) Grantor has the right to sell and convey the Real Property to Grantees.

Grantor will defend Grantees' legal title to the Real Property conveyed by this instrument against all lawful and proven claims of superior title to, or encumbrance on, the Real Property.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantees in this instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 30th day of October 2006.

Shelby County, AL 11/29/2006
State of Alabama

Deed Tax: \$39.00


HARRY L. DURHAM, Grantor

South chuse Title



20061129000576830 2/2 \$53.00
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STATE OF ALABAMA §
Jefferson §
 COUNTY §

I, the undersigned notary public in and for said county in and for said state, hereby certify that HARRY L. DURHAM, whose names 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 foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 30th day of October 2006.

Notary Public
My Commission Expires: Larry Wills
My Commission Expires 1-10-10