20061211000597890 1/1 $181.00
Shelby Cnty Judge of Probate, AL
12/11/2006 09:15:29AM FILED/CERT

06-1224

SEND TAX NOTICE TO:MICHAEL L. BUCHANAN
2085 SHOREFRONT LANE
WILSONVILLE, AL. 35186

Shelby County, AL 12/11/2006
State of Alabama

Deed Tax:$170.00

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

# WARRANTY DEED

**STATE OF ALABAMA,**
**COUNTY OF**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of $406,500.00 to the undersigned grantor, **ACTON LAND COMPANY, LLC,** a corporation, (herein referred to as GRANTOR), 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 **MICHAEL L. BUCHANAN and KATHRINE S. BUCHANAN, HUSBAND AND WIFE** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contigent remainder and right of reversion, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 339, ACCORDING TO THE SURVEY OF FINAL PLAT OF LAKEWOOD, PHASE 3, AS RECORDED IN MAP BOOK 36, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

$236,500.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contigent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, convenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, that it has a good right to sell and convey the same as aforesaid, and that it will and its succcessors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by DANNY F. ACTON, MANAGING MEMBER who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of November. 2006.

ATTEST:

**ACTON LAND COMPANY, LLC**
**BY:** Dan F. Acton
**DANNY F. ACTON, MANAGING MEMBER**

STATE OF ALABAMA)
COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **DANNY F. ACTON** whose name as MANAGING MEMBER of ACTON LAND COMPANY, LLC, 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 coporation.

Given under my hand the 30th day of November, 2006.

Notary Public
My Commission Expires: _____

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD STE, 101
BIRMINGHAM, ALABAMA 35243

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09