
20061227000627360 1/2 \$36.50
Shelby Cnty Judge of Probate, AL
12/27/2006 01:01:28PM FILED/CERT

Shelby County, AL 12/27/2006
State of Alabama

Deed Tax: \$22.50

Send tax notice to:

MICHAEL L. BROOKS
224 SHORE FRONT LANE
WILSONVILLE, AL 35186

This instrument prepared by:

Charles D. Stewart, Jr.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-s
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2006072

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$449,900.00) in hand paid to the undersigned, DAVID ACTON BUILDING CORP. (hereinafter referred to as "Grantor") by HEATHER M. BROOKS and MICHAEL L. BROOKS, WIFE AND HUSBAND (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 335, ACCORDING TO THE SURVEY OF LAKEWOOD, PHASE 3, AS RECORDED IN MAP BOOK 36 PAGE 81 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$427,405.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor, DAVID ACTON BUILDING CORP. by
WILLIAM D. ACTON its PRESIDENT, who is authorized to execute this conveyance,
has hereunto set its signature and seal on this the 4TH day of December, 2006.

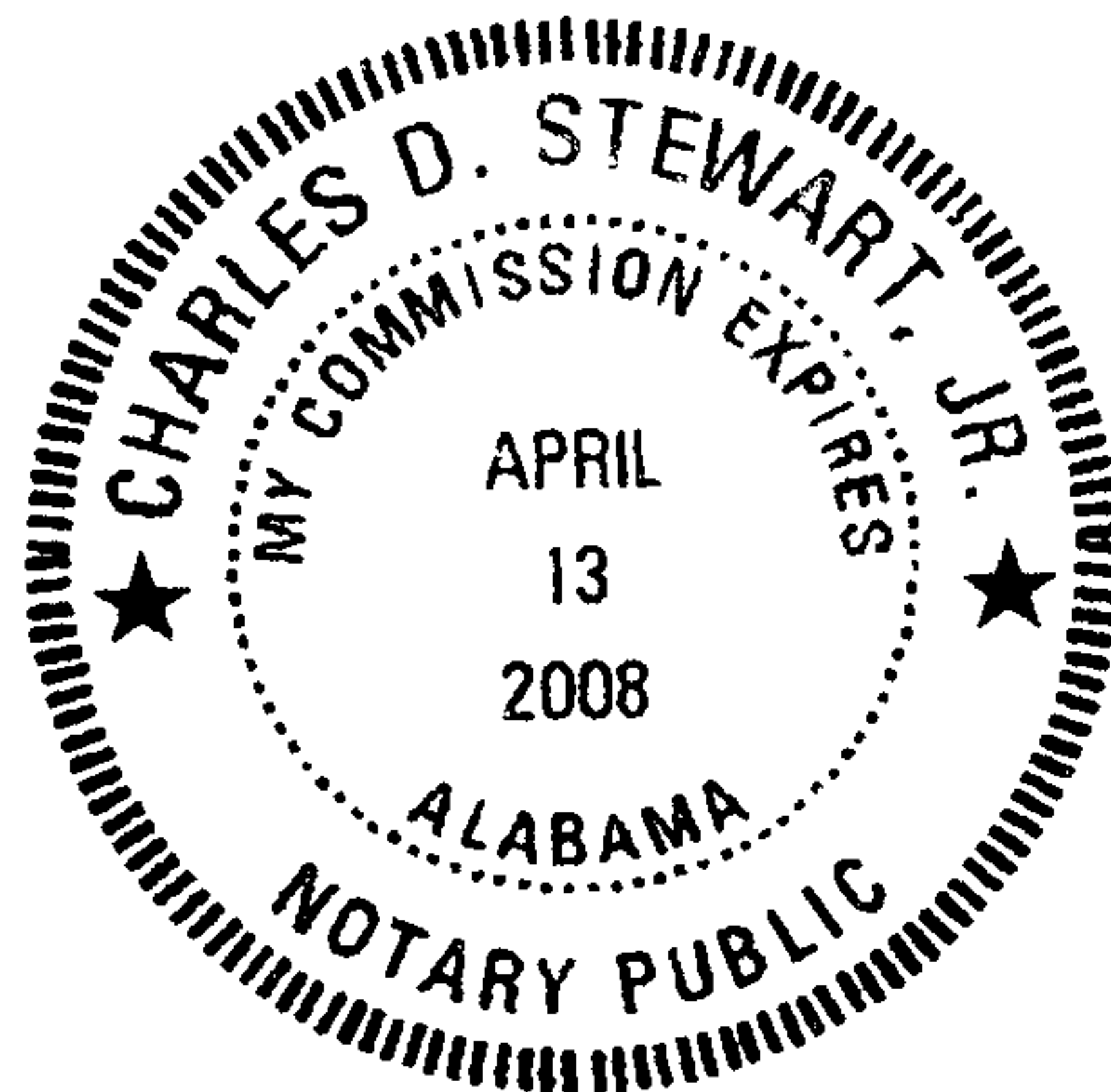
DAVID ACTON BUILDING CORP.

By 
WILLIAM D. ACTON
ITS PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that WILLIAM D. ACTON, whose name as PRESIDENT of DAVID ACTON
BUILDING CORP. is signed to the foregoing instrument, and who known to me,
acknowledged before me on this day, that, being informed of the contents of the said
instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 4TH day of December, 2006.




Notary Public

Print Name:

Commission Expires:

2/13/08