



20070504000207420 1/2 \$36.00
Shelby Cnty Judge of Probate, AL
05/04/2007 09:41:24AM FILED/CERT

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Marsha F. Acton
2100 Brook Highland Ridge
Birmingham, AL
35242

WARRANTY DEED -

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Two Thousand Five Hundred and No/100 (\$92,500.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we , Robert C. Wesson, an unmarried man

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto Marsha F. Acton

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to current taxes, easements and restrictions of record.

\$70,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The above described property does not constitute the homestead of the grantor/s, nor his/her/their spouse/s.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 26th day of April , 2007.

_____(Seal) Robert C. Wesson (Seal)
_____(Seal) _____(Seal)

Shelby County, AL 05/04/2007
State of Alabama
Deed Tax: \$22.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County in said State hereby certify that Robert C. Wesson , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April , 2007.
William H. Halbrooks
William H. Halbrooks, Notary Public

My Commission Expires: 4/21/08

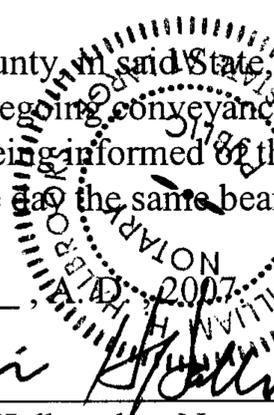


Exhibit "A"

Attached Legal Description

A parcel of land in the West $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 14, Township 18 South, Range 1 East, being more particularly described as follows:

Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East in Shelby County, Alabama and run East along the South line thereof for a distance of 745.00 feet to the Northwesternly right of way line of Shelby County Highway #45; thence turn left 63 deg. 19 min. 25 sec. (62.13 feet deed) and run Northeastly for a distance of 564.02 feet (548.00 feet deed) to the point of beginning, said point being on the Northwesternly right of way line of said highway; thence turn left 68 deg. 35 min. 12 sec. (65.48 feet deed) and run Northwesternly for a distance of 1128.76 feet (1170.00 feet deed) to the South bank of Bear Creek; thence turn right 121 deg. 16 min. 15 sec. (125.09 feet deed) and run Easterly for a chord distance of 355.51 feet (413.98 feet deed) to a point on the South bank of said creek; thence turn right 57 deg. 18 min. 43 sec. (55.27 feet deed) and run Southeasterly for a distance of 833.66 feet (834.81 feet deed) to the Northwesternly right of way line of said highway; thence turn right 72 deg. 33 min. 48 sec. (72.43 feet deed) to the chord of said right of way and run Southwesterly for a distance of 342.88 feet (344.27 feet deed) to the point of beginning.



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