

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
David W. Hardy  
1039 Kingston Road  
Chelsea, Alabama 35043

STATE OF ALABAMA )

**STATUTORY WARRANTY DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Four Hundred Seventeen Thousand and 00/100-----Dollars (\$417,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **David Acton Building Corporation, an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **David W. Hardy**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 1-65, according to the Map and Survey of Chelsea Park, 1st Sector, Phase I & II, as recorded in Map Book 34, Page 21 A & B, in the Office of the Judge of Probate of Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, as Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park, 1st Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 2004102600590790, (which, together will all amendments thereto, are hereinafter collectively referred to as the "Declaration").**

Subject To:


Ad valorem taxes for 2007 and subsequent years not yet due and payable until October 1, 2007. Existing covenants and restrictions, easements, building lines and limitations of record.

\$417,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **6th** day of **June**, 2007.

**David Acton Building Corporation**

  
**William D. Acton, President**

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William D. Acton, whose name as President of David Acton Building Corporation, an Alabama corporation, 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 Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of June, 2007.

  
**NOTARY PUBLIC**

My Commission Expires: **6-5-2011**

CLAYTON T. SWEENEY, ATTORNEY AT LAW