

20070712000328220 1/1 \$40.00  
Shelby Cnty Judge of Probate, AL  
07/12/2007 11:55:26AM FILED/CERT

SEND TAX NOTICE TO: CHERYL L. BROWN  
352 GOODWIN CIRCLE  
VINCENT, AL. 35178

CORPORATION WARRANTY DEED, INDIVIDUAL

THE STATE OF ALABAMA  
SHELBY COUNTY

Shelby County, AL 07/12/2007  
State of Alabama

Deed Tax: \$29.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$143,600.00 and other valuable considerations to the undersigned GRANTOR, **ACTON LAND COMPANY, L.L.C., 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 CHERYL R. BROWN, UNMARRIED, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, State of Alabama, to-wit:

LOT 11, EXCEPT THE NORTHWEST 10 FEET, ACCORDING TO THE AMENDED MAP OF HANNA FARMS, AS RECORDED IN MAP BOOK 26, PAGE 129 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$114,880.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to covenants, restrictions, reservations, easements and rights-of-way of record. Taxes for 2007 and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, ACTON LAND COMPANY, L.L.C., a corporation, has caused this instrument to be executed by DANNY ACTON its duly authorized MANAGING MANAGER and its corporate seal of said corporation to be here unto affixed and attested by its duly authorized officer this 29th day of June, 2007.

ATTEST:

ACTON LAND COMPANY, L.L.C.

BY: Danny Acton  
Its Managing Manager

THE STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that DANNY ACTON whose name as MANAGING MANAGER of **ACTON LAND COMPANY, L.L.C.**, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 29th day of June, 2007.

David S. Snoddy  
Notary Public

Prepared by:

CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
2871 ACTON ROAD, SUITE 101  
BIRMINGHAM, ALABAMA 35243

DAVID S. SNODDY  
MY COMMISSION EXPIRES 6/18/10