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shelby

20070803000362810 1/1 \$68.00
Shelby Cnty Judge of Probate, AL
08/03/2007 12:23:18PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, AL 35216

Send tax notice to:
Lester H. Crane
Nancy B. Crane
2117 Chelsea Ridge Drive
Columbiana, AL 35051

Source of Title Warranty Deed BK 2006,
Page 034230

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred eighty three thousand and 00/100 (\$283,000.00) Dollars, of which amount \$226,400.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Acton Land Company, LLC, a limited liability company (herein referred to as grantors) do grant, bargain, sell and convey unto Lester H. Crane and Nancy B. Crane (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 15, according to the Survey of Chelsea Ridge Estates, 1st Sector, as recorded in Map Book 35, Page 150, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this .

WITNESS:

_____(SEAL)

Danny F. Acton (SEAL)
Acton Land Company, LLC
By: Danny F. Acton
Its Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danny F. Acton, Managing Member of Acton Land Company, LLC, a limited liability company, whose name(s) 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 executed the same voluntarily on the day the same bears date, for and as the act of said limited liability company.

Given under my hand and official seal on July 31, 2007.

My commission expires 2-1-10

NOTARY PUBLIC

Shelby County, AL 08/03/2007
State of Alabama

Deed Tax: \$57.00