

WARRANTY DEED

Shelby County, AL 09/28/2007
State of Alabama

STATE OF ALABAMA

SHELBY COUNTY Deed Tax: \$19.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **NINETEEN THOUSAND AND NO/100 (\$19,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, **ACTON LAND COMPANY, LLC** herein referred to as Grantor(s), do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **CAREY JACKSON** referred to as Grantee(s), their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 48, ACCORDING TO THE AMENDED MAP OF HANNA FARMS, AS RECORDED IN MA PBOOK 26, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO: Easements, restrictive covenants, right of ways and ad valorem taxes as shown by the public records.

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 they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the **GRANTEE(S)**, their heirs and assigns, and that **GRANTOR(S)** will **WARRANT** and **DEFEND** the premises to the said **GRANTEE(S)**, their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 21st day of September, 2007.

ACTON LAND COMPANY, LLC
BY: Danny F. Acton
DANNY F. ACTON, MANAGING MEMBER

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that **DANNY F. ACTON**, Managing Member of **ACTON LAND COMPANY, LLC** 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 in his capacity of Managing Member and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 21st day of September, 2007.

My Comm. Expires To: **CHRISTOPHER P. MOSELEY**
MY COMMISSION EXPIRES 10/07/09


Notary Public

THIS INSTRUMENT PREPARED BY:
✓ **CHRISTOPHER P. MOSELEY**
Moseley & Associates, P.C.
2871 COLONNADE PARKWAY, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
CAREY JACKSON
250 FISCHER ROAD
HOPE HULL, ALABAMA 36043