

WARRANTY DEED

20071219000569980 1/1 \$61.00
Shelby Cnty Judge of Probate, AL
12/19/2007 11:16:15AM FILED/CERT

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of FIFTY THOUSAND & 00/100----- (\$50,000.00) 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, an Alabama Limited Liability Company , herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto MINNIE LEA ACTON, referred to as Grantee(s), her heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 15 and 47, ACCORDING TO THE AMENDED MAP OF SUBDIVISION FOR SINGLE FAMILY RESIDENCES HANNA FARMS, AS RECORDED IN MAP BOOK 26, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2007, are a lien, due and payable but not yet delinquent, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her 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 19th day of December, 2007.

ACTON LAND COMPANY, LLC, an Alabama
limited Liability

BY:

Danny F. Acton
DANNY F. ACTON, MANAGING
MEMBER

Shelby County, AL 12/19/2007
State of Alabama
Deed Tax: \$50.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that DANNY F. ACTON, whose name as MANAGING MEMBER OF ACTON LAND COMPANY, LLC an Alabama liability company, 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 as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2007.

Betty Reyster Stevens
NOTARY PUBLIC 11-311

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
2872 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
MINNIE LEA ACTON
2600 Lakeland Trail
Birmingham, Alabama 35243