


This document prepared by:
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STATE OF ALABAMA
COUNTY OF SHELBY


20080102000001390 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
01/02/2008 01:45:04PM FILED/CERT

WARRANTY DEED

Know All Men by These Presents that in consideration of Twenty Thousand Dollars (\$20,000.00), to the undersigned grantor, Acton Land Company, L.L.C., a corporation, in hand paid by Byron C. Jackson, the receipt of which is hereby acknowledged, the said Acton Land Company, L.L.C., does by these presents, grant, bargain, sell and convey unto the said Byron C. Jackson the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 51, 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.

This conveyance is subject to the following matters:

1. Ad valorem taxes for 2008, a lien but not yet due and payable;
2. Ten foot utility easement across a part of the South side of said lot as shown on recorded map;
3. Easement of varying width across the West side of said lot as shown on recorded map;
4. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 129 Page 367, Deed Book 208 Page 578 and Deed Book 142 Page 2 in the Shelby County Probate Office;
5. Easements to Alabama Power Company as shown by instrument recorded in Instrument #1999-34494 and Instrument # 2001-42163 in the Shelby County Probate Office;
6. Restrictions, covenants and conditions as set out in Instrument #2000-11199 in the Shelby County Probate Office;
7. Restrictions, limitations and conditions as set out in Map Book 25 page 101 and Map Book 26 page 129 in the Shelby County Probate Office;
8. Right of way to Shelby County for County Highway No. 466.
9. Rights of others to use of a non-exclusive 60 foot easement as set out in Instrument #1999-34484 in the Shelby County Probate Office.

To have and to Hold to the said Grantee his heirs and assigns forever.

And said Acton Land Company, L.L.C., does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs, executors, and assigns forever, against the lawful claims of all persons.

In witness whereof, the said Acton Land Company, L.L.C., by its President, Danny F. Acton, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of December 2007.

By: Danny F. Acton
Danny F. Acton
President, Acton Land Company, L.L.C.

Shelby County, AL 01/02/2008
State of Alabama

Deed Tax: \$20.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, Jerry D. Roberson a Notary Public in and for said County in said State, hereby certify that Danny F. Acton, whose name as President of Acton Land Company, L.L.C., 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, 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 17th day of December, 2007.

Notary Public: Jerry D. Roberson
State of Alabama
6-16-09