

WARRANTY DEED

20080226000076220 1/2 \$68.00
Shelby Cnty Judge of Probate, AL
02/26/2008 08:03:06AM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
ACTON LAND COMPANY

(Name)

(Name)

ONE PERIMETER PARK S STE 451N
BIRMINGHAM, ALABAMA 35243

(Address)

(Address)

STATE OF ALABAMA
COUNTY OF **Shelby**

Shelby County, AL 02/26/2008
State of Alabama

Deed Tax: \$54.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTEEN THOUSAND dollars (\$215,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), JOSEPH H MOSS JR and BRENDA J. MOSS, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto ACTON LAND COMPANY, LLC, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 5, ACCORDING TO THE SURVEY OF DEARING DOWNS, 5TH ADDITION, PHASE I, AS RECORDED IN MAP BOOK10, PAGE 78 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 161,250.00 IS FILED HERewith.

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

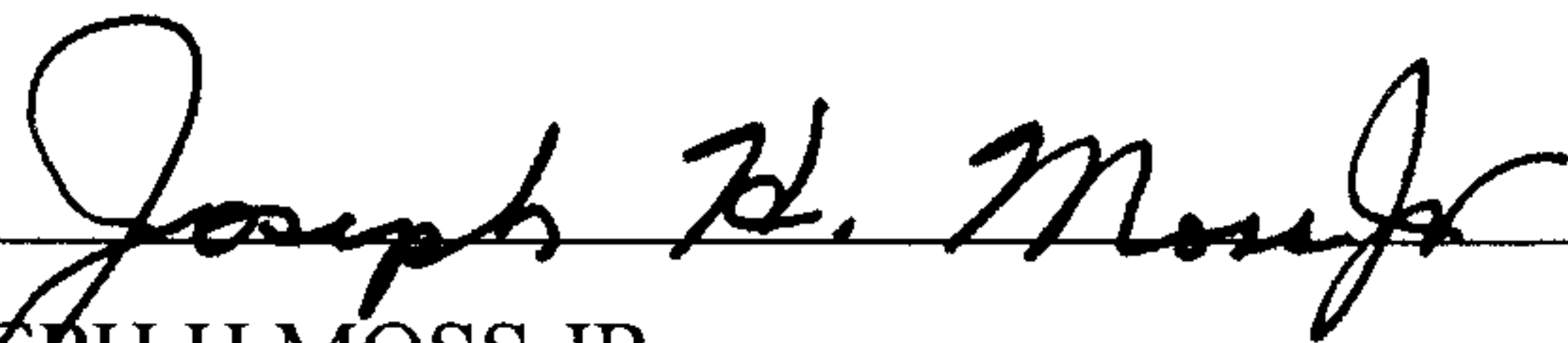
And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) heirs, executors and administrators shall warrant and

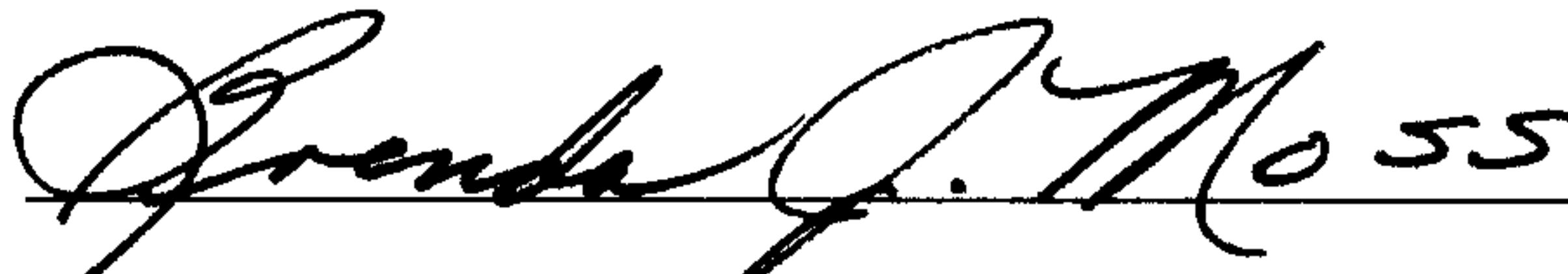
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defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 02/08/08.

 (Seal)
JOSEPH H MOSS JR

 (Seal)
BRENDA J. MOSS

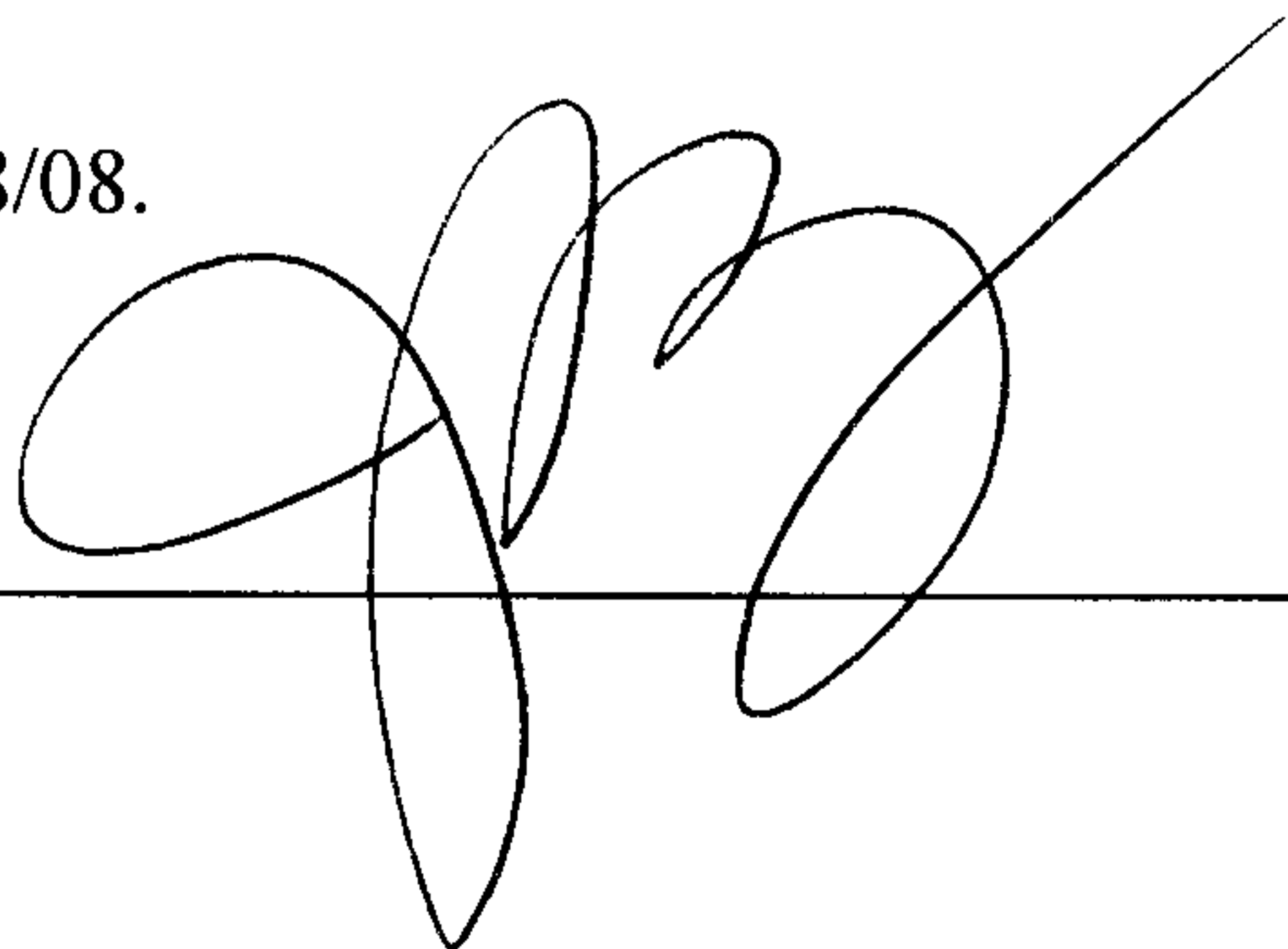
STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, JENNIFER L. BANIK, a Notary Public in and for said County in said State, hereby certify that JOSEPH H MOSS JR and BRENDA J. MOSS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 02/08/08.

Jennifer L. Banik
Notary Public, AL State at Large
My Comm. Expires Feb. 7, 2009



Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC