


**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

  
20080414000150750 1/2 \$36.00  
Shelby Cnty Judge of Probate, AL  
04/14/2008 12:41:20PM FILED/CERT

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

Send tax notice to:  
JEFFERY S. STITH  
KRISTIE STITH

(Name)

(Name)

ONE PERIMETER PARK S STE 451N  
BIRMINGHAM, ALABAMA 35243

1517 SECRETARIAT DR.  
HELENA, AL 35080

(Address)

(Address)

STATE OF ALABAMA  
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY THOUSAND dollars (\$220,000.00) 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), ACTON LAND COMPANY, LLC by and through its PRESIDENT DANNY F. ACTON, (herein referred to as Grantor) do, grant, bargain, sell and convey unto JEFFERY S. STITH and KRISTIE STITH, HUSBAND AND WIFE (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 5, ACCORDING TO THE SURVEY OF DEARING DOWNS, 5TH ADDITION, PHASE I, AS RECORDED IN MAP BOOK 10, PAGE 78 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 198,000.00 IS FILED HEREWITH.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 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, 03/07/08.



20080414000150750 2/2 \$36.00  
Shelby Cnty Judge of Probate, AL  
04/14/2008 12:41:20PM FILED/CERT

Danny F. Acton, Pres. Acton Land Co. (Seal)

DANNY F. ACTON, PRESIDENT, ACTON LAND COMPANY LLC

STATE OF ALABAMA

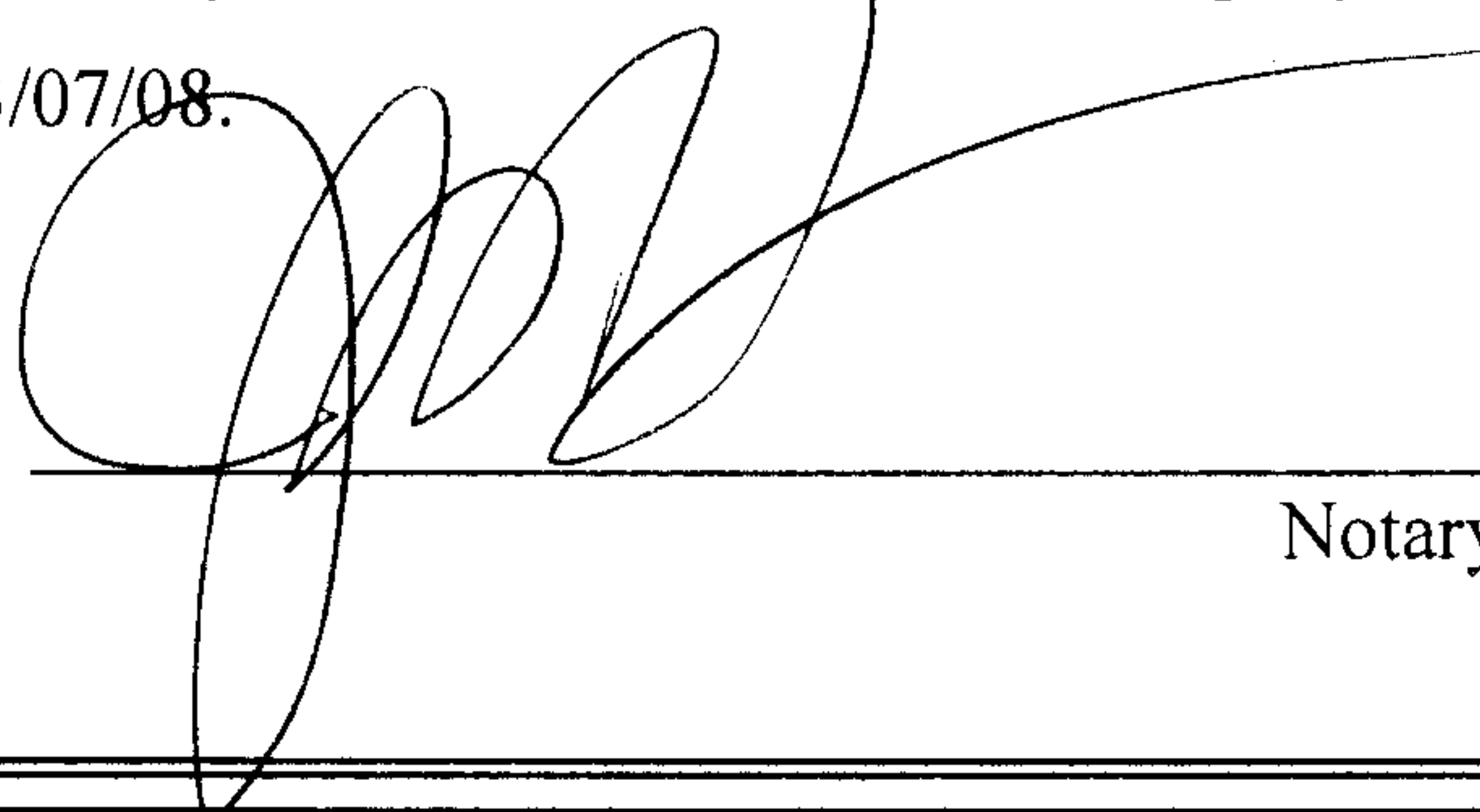
COUNTY OF Shelby

**CORPORATION FORM ACKNOWLEDGEMENT**

I, JENNIFER L. BANIK, 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 LLC, a corporation, 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 company.

Given under my hand and official seal, this 03/07/08.

**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