

WARRANTY DEED



20080924000378750 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
09/24/2008 02:55:36PM FILED/CERT

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

Send tax notice to:
LESLEY A. SEFCIK

(Name)

(Name)

1 PERIMETER PARK SOUTH, SUITE 325N
BIRMINGHAM, ALABAMA 35243

369 GOODWIN CIRCLE
VINCENT, AL 35178

(Address)

(Address)

STATE OF ALABAMA
COUNTY OF **Shelby**

Shelby County, AL 09/24/2008
State of Alabama
Deed Tax: \$3.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND FORTY SEVEN THOUSAND dollars (\$147,000.00) 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), DANNY ACTON AS MANAGING MEMBER OF ACTON LAND COMPANY LLC, (herein referred to as Grantor) do, grant, bargain, sell and convey unto LESLEY A. SEFCIK, AN UNMARRIED PERSON (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 18, ACCORDING TO THE SURVEY OF HANNA FARMS, AS RECORDED IN MAP BOOK 26, PAGE 129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 144,372.00 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, 09/19/08.

X Danny Acton (Seal)

DANNY ACTON AS MANAGING MEMBER OF ACTON LAND COMPANY LLC

STATE OF ALABAMA

COUNTY OF Shelby

Limited Liability Company Acknowledgment.

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, WILLIAM PATICK COCKRELL, a Notary Public, in and for said County in said State, hereby certify that DANNY ACTON, whose name as MANAGING MEMBER of ACTON LAND COMPANY LLC, an ALABAMA limited liability company, is signed to the foregoing conveyance/instrument, 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 this the 19 day of Sept, 2008

[Signature]
Notary Public

WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011