


**SPECIAL WARRANTY DEED**

STATE OF MISSISSIPPI  
COUNTY OF MADISON

  
20100419000119560 1/2 \$79.00  
Shelby Cnty Judge of Probate, AL  
04/19/2010 03:36:02 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixty Five Thousand and no/100's Dollars (\$65,000.00)** and other good and valuable consideration to the undersigned grantor,

**MERCHANTS & FARMERS BANK**

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**WILLIAM J. ACTON CONSTRUCTION, INC.**

(hereinafter referred to as GRANTEE) the following described real estate situated in Jefferson County, Alabama, to-wit:

**Lot 1264, according to the Map of Highland Lakes, 12<sup>th</sup> Sector, Phase III, an Eddleman Community, as recorded in Map Book 33, Page 46, in the Probate Office of Shelby County, Alabama.**

**TOGETHER WITH non-exclusive easement to use the private roadways, Common areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument 1994-07111 and amended in Instrument 1996-17543 and further amended in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declarations of Covenants, Conditions and restrictions for Highland Lakes, a residential Subdivision, 12<sup>th</sup> Sector, Phase III, recorded in Instrument 20040510000244590 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**

**Subject to:**

- 1. 2010 and subsequent years ad valorem taxes.**
- 2. Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions shown on recorded map or visible on said property.**
- 3. Title to mineral and mining rights, privileges and immunities.**
- 4. restrictions in Instruments 1994-07111, Instrument 1996-17543, Instrument 1999-31095 and Instrument 2004-24459.**
- 5. Right of Way granted to Alabama Power Company.**

Shelby County, AL 04/19/2010  
State of Alabama  
Deed Tax : \$65.00



20100419000119560 2/2 \$79.00  
Shelby Cnty Judge of Probate, AL  
04/19/2010 03:36:02 PM FILED/CERT

GRANTOR only warrants title from the time GRANTOR obtained title until the date GRANTOR conveys it's interest in the aforesaid property to GRANTEE.

TO HAVE AND TO HOLD, unto the said GRANTEE, it's successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 5th day of April, 2010.

ATTEST:

MERCHANTS & FARMERS BANK

  
It's Executive Vice President

STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Mark McDowell, whose name as Executive Vice President of Merchants & Farmers Bank, a corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, 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 5th day of April, 2010.

  
Notary Public

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: Apr 9, 2010  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 230  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

William J Acton Construction, Inc.  
3005 River Brook Lane  
Birmingham, Alabama 35242