

WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY


20120511000165670 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/11/2012 10:08:11 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Fifty Five Thousand, Two Hundred, Fifty and no/100's Dollars (\$155,250.00)** to the undersigned grantors,

CHRISTOPHER D. SIDES and wife, CARI J. SIDES

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

CHANCE RYAN ACTON and LINDSIE R. HEARN

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 94, according to the Resurvey of Chase Creek Townhomes Phase Two, as recorded in Map Book 20, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2012 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Right-of-way granted to Colonial Pipeline recorded in Deed Volume 225, Page 373.**

\$151,314.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously 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 or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

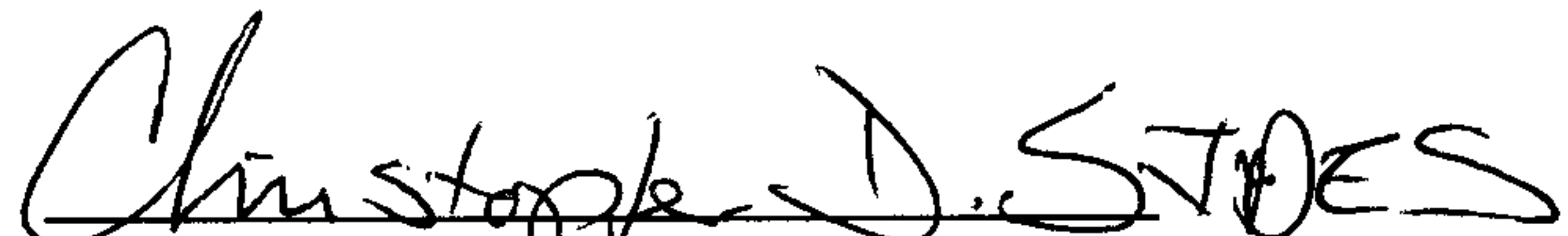
And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

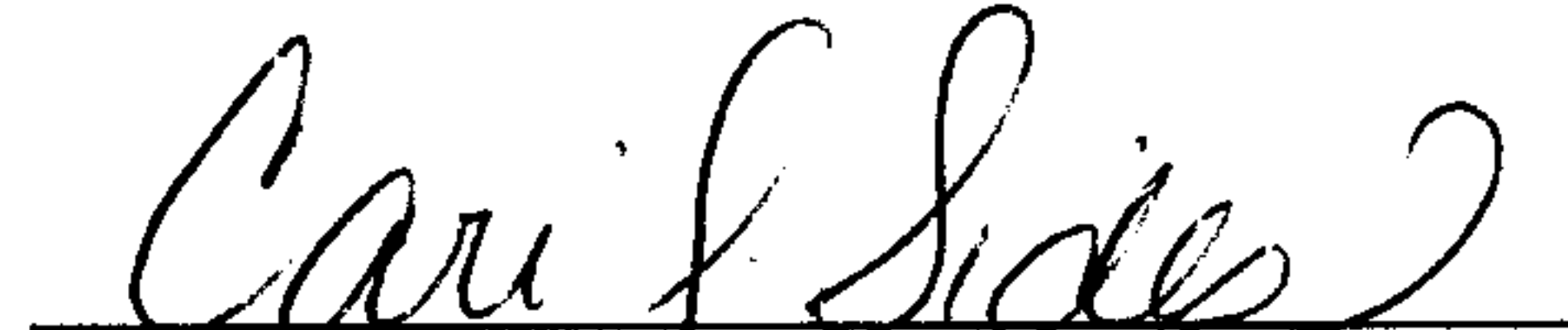


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IN WITNESS WHEREOF, we have hereunto set my hand and seal, this the 7th day of May, 2012.

WITNESS:

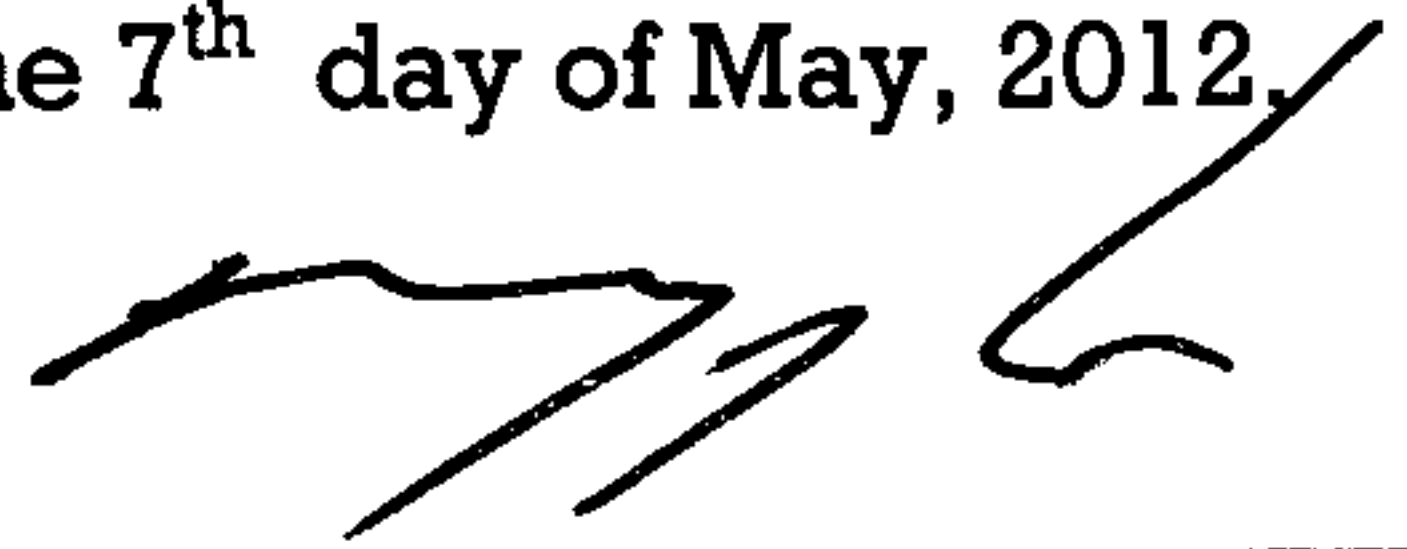

CHRISTOPHER D. SIDES


CARI J. SIDES

STATE OF ALABAMA
SHELBY COUNTY

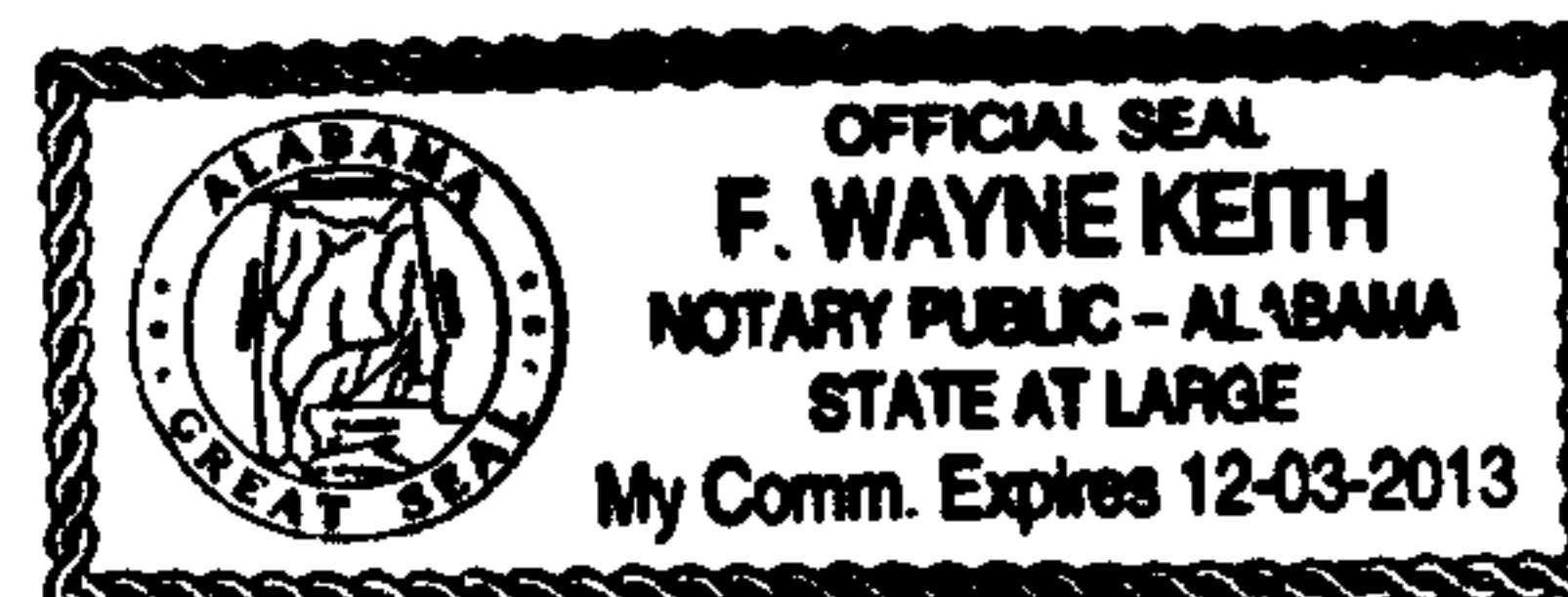
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Christopher D. Sides and Cari J. Sides, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 7th day of May, 2012.



Notary Public

THIS INSTRUMENT WAS PREPARED BY:
F. Wayne Keith, Attorney
120 Bishop Circle
Pelham, Alabama 35124



SEND TAX NOTICE TO:
Chance Ryan Acton
107 Chase Creek Terrace
Pelham, Alabama 35124

Shelby County, AL 05/11/2012
State of Alabama
Deed Tax: \$4.00