

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
4501 Pine Tree Circle  
Vestavia Hills, Alabama 35243

SEND TAX NOTICE TO:  
Troy L. Harrington  
173 Sharpe St  
Sterrett, AL 35147

## WARRANTY DEED

### Joint Tenants With Right of Survivorship

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of **One Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$159,900.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

**Acton Land Company, LLC.** (herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

**Troy L. Harrington** (herein referred to as GRANTEE, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

**Lot 99, of the Villages at Westover, according to Map Book 39, Pages 9A and 9B, as recorded in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted. Subject to current taxes, easements, conditions, covenants, and restrictions of record.

\$157,003 of the consideration was paid from a mortgage loan closed simultaneously herewith.

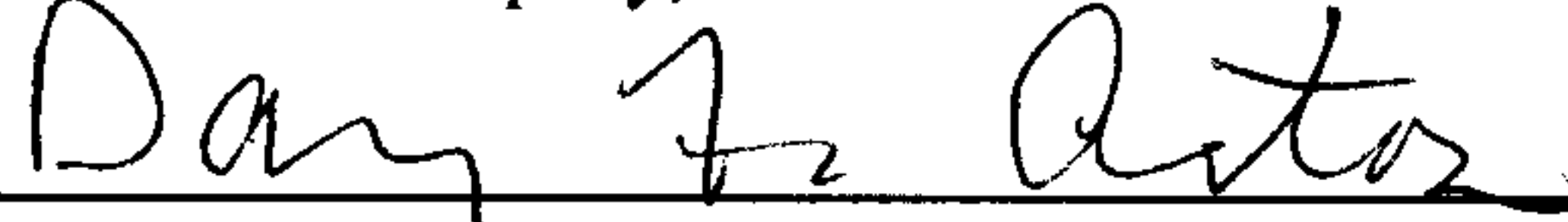
**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, his/her/their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

By acceptance of this Deed, Grantees hereby covenant and agree for themselves and their heirs and assigns that the Grantor shall not be liable for, and no action shall be asserted against Grantor for loss or damage on account of injuries to the property conveyed herein or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of past or future injuries to any owner, occupant or other person in or upon the property, which are caused by, or arise as a result of soil and/or subsurface conditions, known or unknown (including, without limitation, underground mines, sinkholes or other geological formations, deposits or conditions) under or on said property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the Property sold hereunder. This covenant and agreement shall run with the land conveyed hereby as against Grantees, and all persons or entities holding under or through Grantees.

And Grantor does for itself and for its successors and assigns covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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**, the said GRANTOR by its Managing Member who is authorized to execute this conveyance, hereto set his signature and seal this the 29th day of November, 2012.

Acton Land Company, LLC.



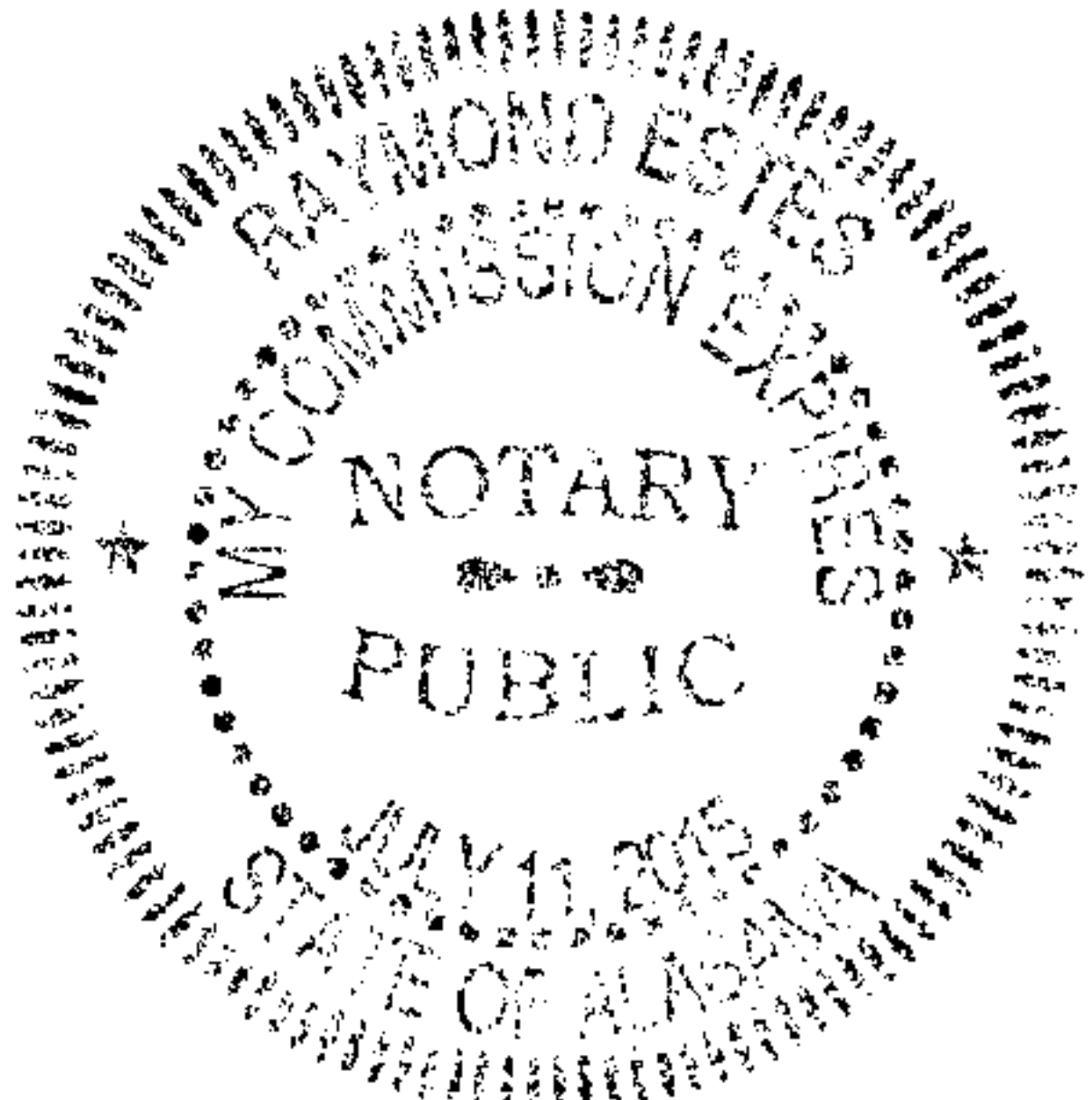
BY: **Danny F. Acton**  
ITS: Managing Member

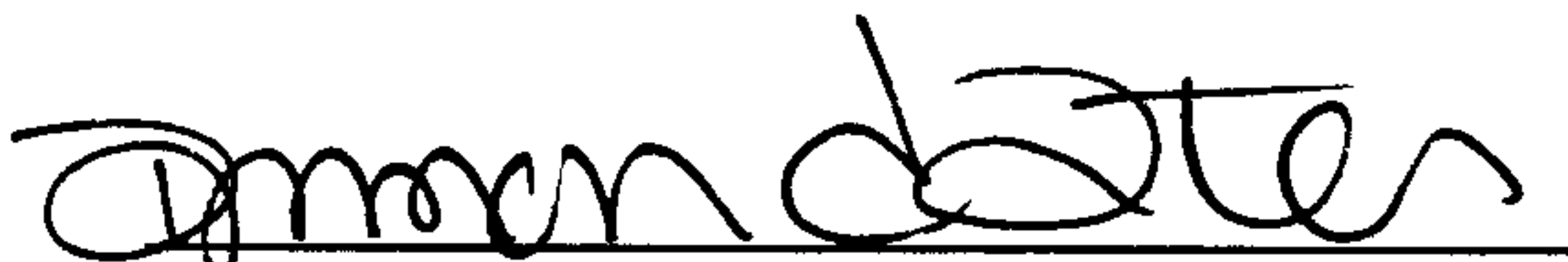
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, R. Timothy Estes, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Danny F. Acton** whose name as Member of Acton Land Company, LLC, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 29th day of November, 2012.





R. Timothy Estes - Notary Public  
My Commission Expires: July 11, 2015



20121206000467480 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
12/06/2012 03:06:38 PM FILED/CERT

Shelby County, AL 12/06/2012  
State of Alabama  
Deed Tax: \$3.00

120894



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975 § 40-22-1*

Grantor's Name: Acton Land Company, LLC

Grantee's Name: Troy L. Harrington

Mailing Address: 2232 Cahaba Valley Dr  
Birmingham, AL 35242

Mailing Address: 16 Chelsea Village Ln  
Chelsea, AL 35043

Property Address: 173 Sharpe Street  
Sterrett, AL 35147

Date of Sale: 11/29/12

Total Purchase Price: \$ 159,900.00

OR Actual Value: \$ \_\_\_\_\_

OR Assessor's Value: \$ \_\_\_\_\_

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of evidence is not required)

☐ Bill of Sale ☒ Sales Contract ☐ Closing Statement ☐ Appraisal ☐ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### INSTRUCTIONS

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property Address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property is conveyed.

Total Purchase Price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided an the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama § 40-22-1 (h).

Date: 11/29/12


Print Name: Acton Land Co. LLC

Signature: Dan F. Acton

☒ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested \_\_\_\_\_

(Verified by)

  
20121206000467480 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
12/06/2012 03:06:38 PM FILED/CERT

120894