20150701000221990 07/01/2015 04:09:34 PM DEEDS 1/2

This instrument was prepared by: The Law Office of Jack R. Thompson, Jr., LLC 3500 Colonnade Parkway, Suite 350 Birmingham, AL 35243 Phone (205) 443-9027

Send Tax Notice	To:	6-03 m a 2 a	la reco
Send Tax Notice ACTON	TRU	TOMICIA	
Bram	35	743	

WARRANTY DEED - Joint Tenants with Right of Survivorship
--

STATE OF ALABAMA)				
	}	KNOW ALL ME	N BY THESE P	RESENTS	
SHELBY COUNTY	}				
That in consideration of \$323,12 parties hereto, to the undersigned receipt whereof is acknowledged whose mailing address is grantor, whether one or more), grantee, whether one or more), a situated in Shelby County, Alabarto-wit:	d grantor I or we T rant, barg s joint ten	(whether one or notice of the Caymond Active Saymond Active Saymond Active Sain, sell and converse with right of	nore), in hand potential and Martha Alama (1980) and Martha (1980) and Alama (1980) and Ala	aid by the grant of M. Acton, huse Sarcia-Griffin e following de	antee herein, the isband and wife, (herein referred to as and Cristin F. Gavin, (herein referred to scribed real estate,
SEE EXHIBIT	"A" ATT	ACHED HERETO	AND MADE A	PART HERE)F.

Subject to restrictions, reservations, conditions, and easements of record. Subject to any minerals or mineral rights leased, granted or retained by prior owners.

Subject to ad valorem taxes for the current year and subsequent years.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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

Note; \$258,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 30th day of June, 2015.

Tyrus Raymond Acton

Martha M. Acton

State of Alabama Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Tyrus Raymond Acton and Martha M. Acton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 30th day of June, 2015.

Notary Public

Commission Expires:

My Comm. Expires

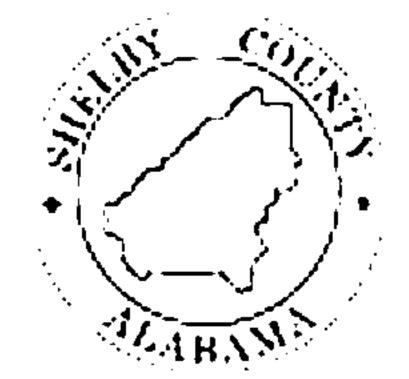
ALAS ANA

\$15-1918

20150701000221990 07/01/2015 04:09:34 PM DEEDS 2/2

EXHIBIT "A" Legal Description

Lot 40-A, according to a resurvey of Lots 39 and 40 of River Estates, said resurvey being recorded in Map Book 4, Page 66, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/01/2015 04:09:34 PM
\$82.00 DEBBIE
20150701000221990