Send tax notice to:
DEREK THOMAS NEECE
1032 KINGSTON ROAD
CHELSEA, AL 35043

This instrument prepared by: CHARLES D. STEWART, JR. Attorney at Law 4898 Valleydale Road, Suite A-2 Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015740T

WARKANTYDEED

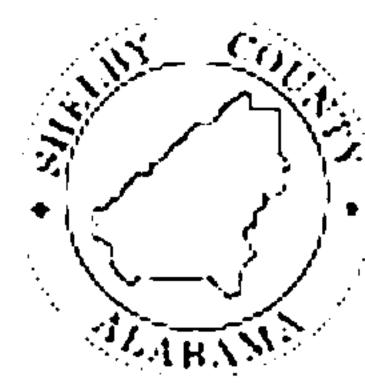
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Eighteen Thousand and 00/100 Dollars (\$418,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, DAVID ACTON BUILDING CORP whose mailing address is: 4898 VALLEYDALE ROAD, SUITE A-3, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by DEREK THOMAS NEECE and AMANDA B. NEECE whose mailing address is: 1032 KINGSTON ROAD, CHELSEA, AL, 35043 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1-16, according to the Survey of Chelsea Park, First Sector, Phase 1 and Phase II, as recorded in Map Book 34, Page 21 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
- 2. Subject to all matters as set forth as shown on the plat as recorded in Map Book 34, Page 21A and Map Book 34, Page 21B of the Probate Records of Shelby County, Alabama.
- 3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
- 4. Public utility easements as shown by recorded plat.
- 5. Declaration of Easements and Master Protective Covenants for Chelsea Park, Residential Subdivision, as set out in instrument recorded in Instrument No. 20041014000566950 in Probate Office, along with Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Real 194, Page 281 and By-Laws of Association. Inc. as recorded in Real 194, Page 287 in said Probate Office along with Declaration of Covenants, Conditions and Restrictions for Chelsea Park First Sector, Phase I and Phase II, a Residential Subdivision as recorded in Instrument No. 20041026000590790, in said Probate Office.
- 6. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 112, Page 111, in the Probate Office.
- 7. Right of way(s) granted to Colonial Pipeline by instrument(s) recorded in Deed 283, Page 716 in the Probate Office.
- 8. Easement to City of Chelsea as shown by instrument recorded in Instrument No. 20040120000033550 in the Probate Office.
- 9. All minerals within and underlying the premises not owned by Grantor, including without limitation, the mineral and mining rights and other rights, privileges and immunities relating thereto, set out in Instrument No. 1997-



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, **County Clerk Shelby County, AL** 12/30/2015 01:30:42 PM **\$101.00 JESSICA**

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9552, Instrument No. 2000-94450, and corrected in Instrument No. 2001-27341 in said Probate Office.

- 10. Release(s) of damages as set out in instrument(s) recorded in Instrument No. 20040922000521690 in the Probate Office.
- 11. Restrictions, limitations, conditions, and other provision as set out in Map Book 34, Page 21 A & B in the Probate Office.
- 12. Easement Agreement as set out in Instrument No. 20040816000457750 in the Probate Office.
- 13. Declaration of Restrictive Covenants as set out in Instrument No. 20030815000539670 in the Probate Office.
- 14. Conservation Easement and Declaration of Restrictions and Covenants as recorded as Instrument No. 20041228000703990.
- 15. Articles of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument No. 20041223000699620.
- 16. Articles of Incorporation of David Action Corporation recorded 11/15/1996, in Official Records Instrument 1996, of the Probate Records of Shelby County, Alabama.

\$334,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, DAVID ACTON BUILDING CORP, by JORDAN HUFFSTETLER, its Vice President who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29th day of December, 2015.

DAVID ACTON BUILDING CORP

BY: JORDAN HUPESTETLER, VICE

PRESIDENT

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JORDAN HUFFSTETLER as VICE PRESIDENT of DAVID ACTON BUILDING CORP. is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as such officer and with full authority executed the same voluntarily on the day the same bears dute as the act of and on behalf of said corporation.

Given under my hand and official seal on 29th

Notary Public

My Commission Expires: