



20160107000007230 1/4 \$98.00  
Shelby Cnty Judge of Probate, AL  
01/07/2016 03:45:49 PM FILED/CERT

# WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

Shelby County, AL 01/07/2016  
State of Alabama  
Deed Tax: \$75.00

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Seventy-five thousand Dollars and no/100, to the undersigned GRANTOR(S), **DAVID ACTON BUILDING CORPORATION, INC., A CORPORATION** (hereinafter referred to as GRANTOR(S), in hand paid by the GRANTEE(S), **NOTTINGHAM BUILDING GROUP, INC.**, hereinafter referred to as GRANTEE(S), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents RELEASES, REMISES, QUITCLAIMS, SELLS and CONVEYS unto the GRANTEE(S), all right, title, interest and claim in or to the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

**ATTACHED EXHIBIT A**

**TO HAVE AND TO HOLD**, to the said GRANTEE forever.

**GIVEN** under my hand and seal this the 10<sup>th</sup> day of December, 2015.

WITNESS

[Signature]

[Signature]

DAVID ACTON BUILDING CORPORATION, INC., by its President

[Signature]

[Signature]

NOTTINGHAM BUILDING GROUP, INC., by its President

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that David Acton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, executed the same voluntarily on the day the same bears date.

**GIVEN** under my hand and seal this the 10<sup>th</sup> day of December, 2015.

My Comm. Exp.:

STATE OF ALABAMA



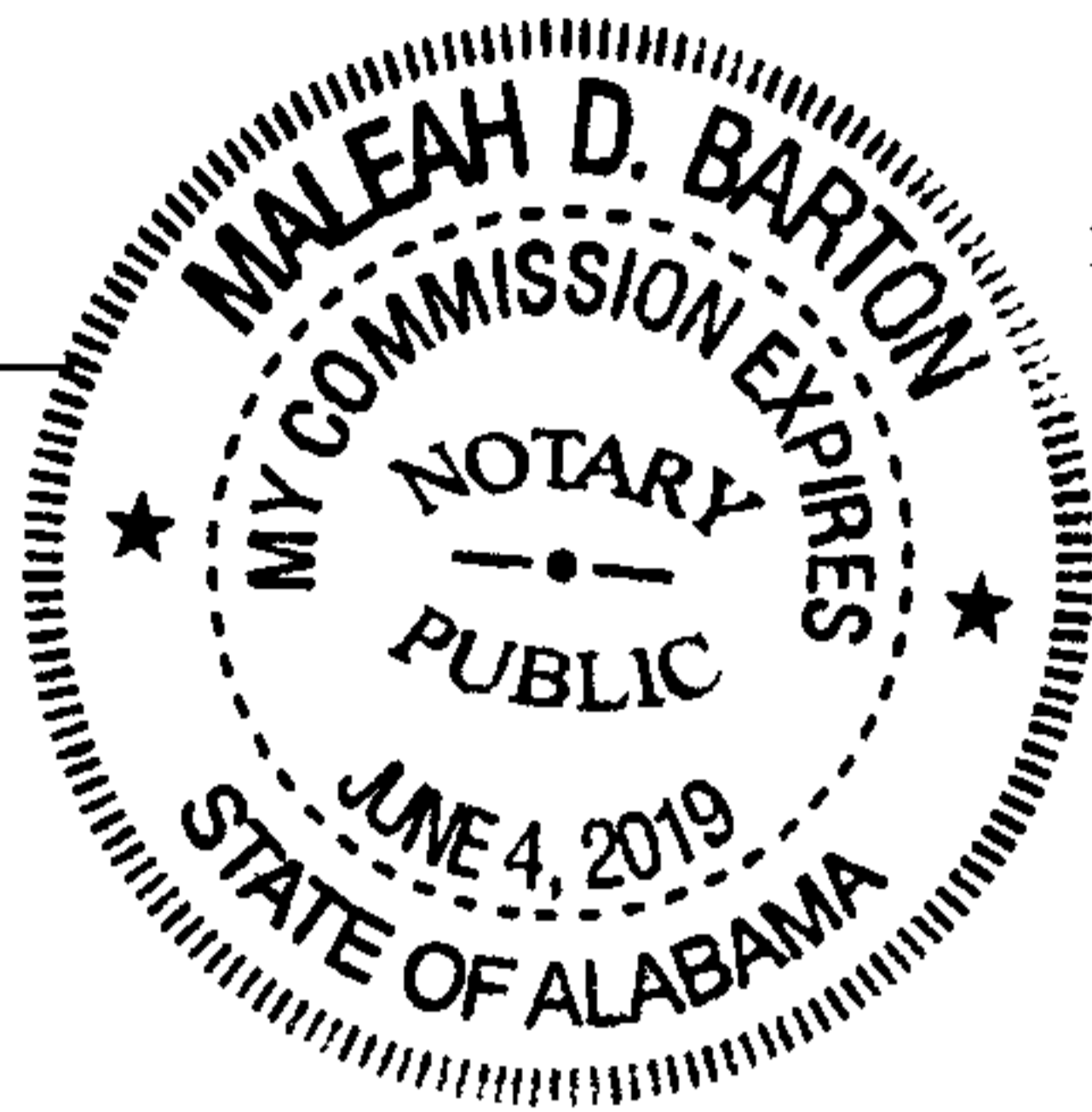
[Signature]  
NOTARY PUBLIC

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that Kevin Weber, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 10<sup>th</sup> day of December, 2015.

My Comm. Exp.:



Maleah D. Barton  
NOTARY PUBLIC




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**EXHIBIT "A"**

**Lot 19, 2nd Amendment to the Amended Map The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24 A-E, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Together with nonexclusive easement to use the roadways, Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument No. 20060421000186670, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**

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

Grantor's Name David Acton Building Corp.  
Mailing Address 4898 Valleydale Rd  
Birmingham, AL 35242

Grantee's Name Nottingham Building Group Inc  
Mailing Address P.O. Box 382076  
Birmingham, AL 35242

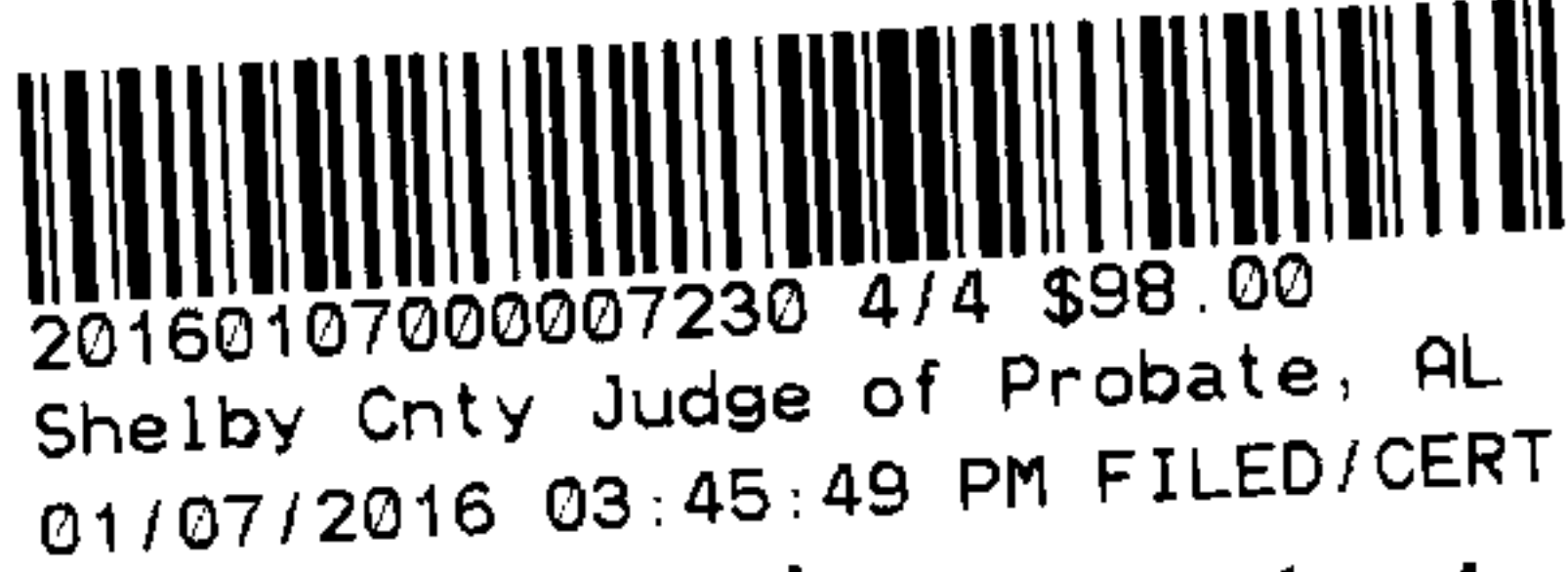
Property Address 2051e Highland Village Bend  
Birmingham, AL  
35242

Date of Sale 12/10/15

Total Purchase Price \$ 75,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary 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 was 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 and 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 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/10/15

Print David Acton Building Corp  
by its President.

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one