

Send tax notice to:
DAVID ACTON BUILDING CORPORATION
4898 VALLEYDALE ROAD, STE A-4
BIRMINGHAM, AL 35242

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

2016090

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Nine Thousand no/100 Dollars (\$99,000.00) the amount which can be verified by the closing statement in hand paid to the undersigned, PERCY W. CLEMENTS and KATHLEEN C. CLEMENTS, HUSBAND AND WIFE whose mailing address is: 105 EAGLE COVE DRIVE, PELHAM, AL 35124 (hereinafter referred to as "Grantors") by DAVID ACTON BUILDING CORPORATION whose mailing address is: 4898 VALLAYDALE ROAD, STE A-4, BIRMINGHAM, AL 35242 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF YELLOWLEAF CREEK FARMS, AS RECORDED IN MAP BOOK 41, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


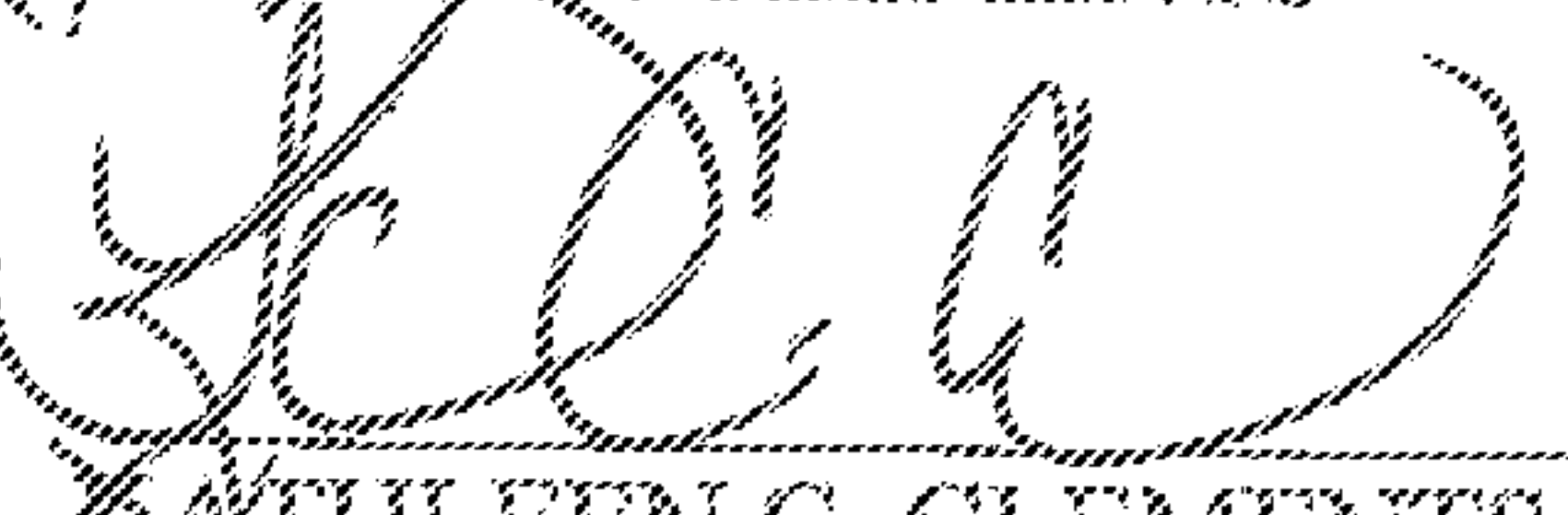
SUBJECT TO:

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. 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. Restrictions appearing of record in Inst. No. 2010-23452
5. Public road easement recorded in Inst. No. 1999-25487.
6. Public road easement/road enhancement easement recorded in Inst. No. 2001-44668.
7. Right of way granted to Alabama Power Company Recorded in Deed Volume 222, Page 112.
8. Reservations as to condemnations awards recorded in Inst. No. 2010-4906.
9. Right of way granted to Shelby County Alabama recorded in Inst. No. 2006-44920.
10. Underground comm. Easement recorded in Inst. No. 2000-0007
11. Right of way granted to Shelby County, Alabama recorded in Inst. No. 2001-44669.

\$550,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

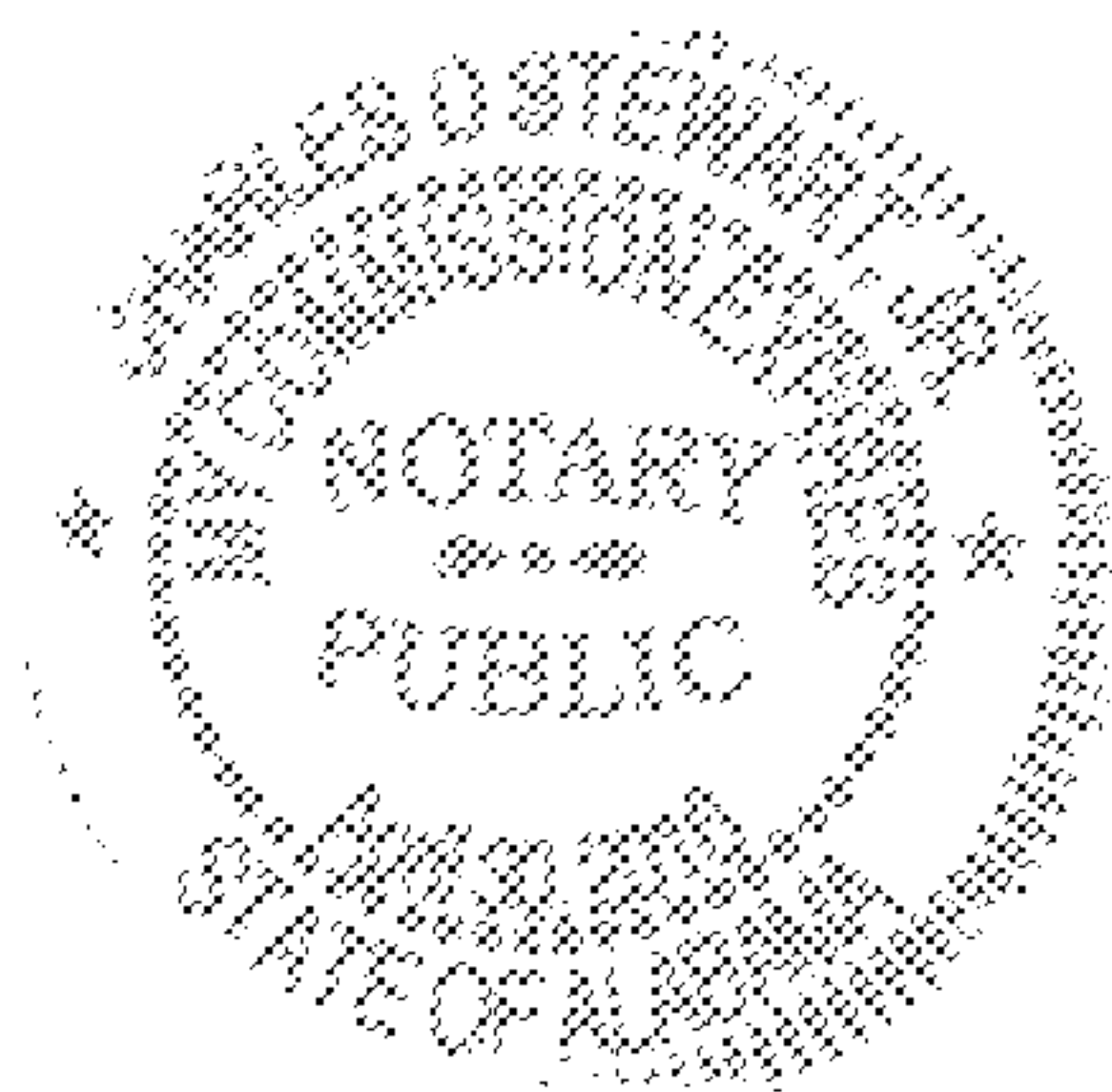
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of February, 2016.

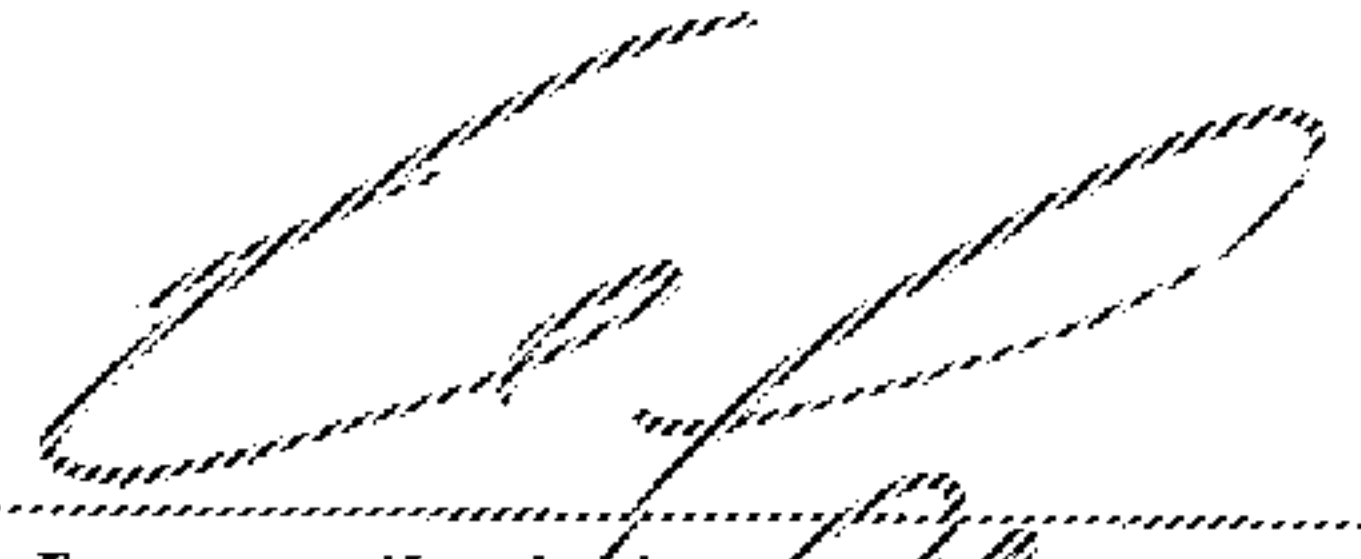
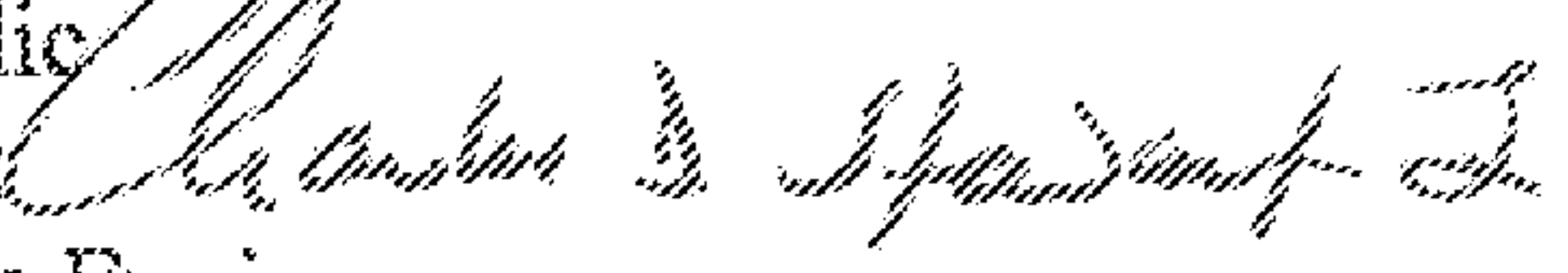
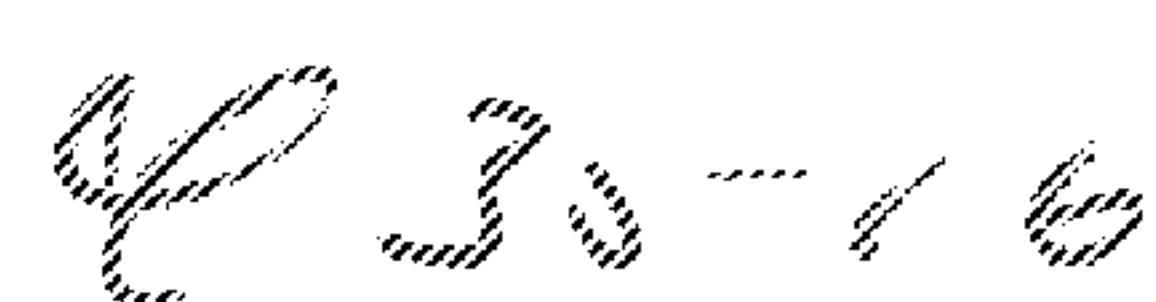

PERCY W. CLEMENTS

KATHLEEN C. CLEMENTS

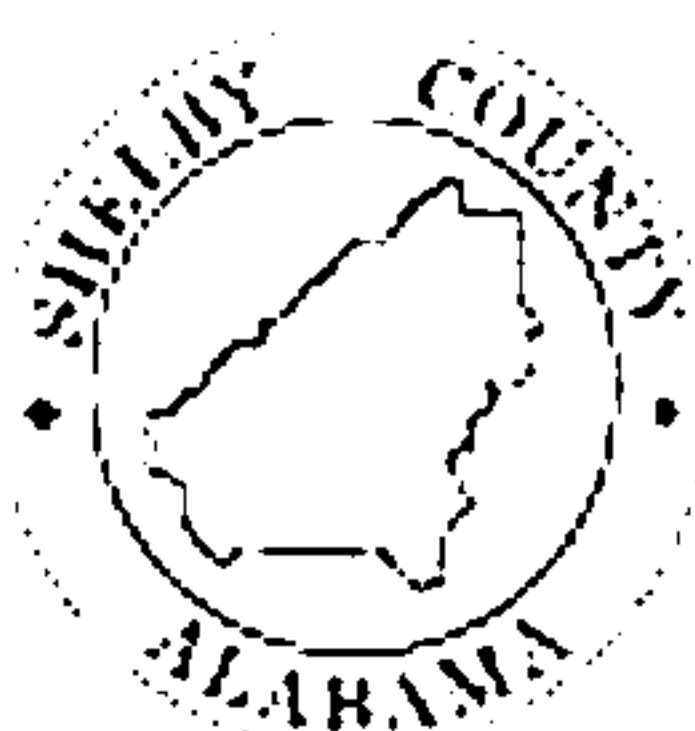
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PERCY W. CLEMENTS and KATHLEEN C. CLEMENTS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of February, 2016.




Notary Public
Print Name: 
Commission Expires: 



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/29/2016 02:47:50 PM
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