

Send tax notice to:  
PERCY W. CLEMENTS, JR.  
643 GRIFFIN 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

2016447

20160810000285080  
08/10/2016 12:49:48 PM  
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Fifteen Thousand and 00/100 Dollars (\$715,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, DAVID ACTON BUILDING CORPORATION whose mailing address is: 4898 Valleydale Road Birmingham, AL 35242 (hereinafter referred to as "Grantors") by PERCY W. CLEMENTS, JR. and KATHLEEN CLEMENTS whose property address is: 643 GRIFFIN 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 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. EASEMENTS, BUILDING LINES AND RESTRICTIONS 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 CONDEMNATION AWARDS RECORDED IN INST. NO. 2010-4906
9. RIGHT OF WAY GRANTED TO SHELBY COUNTY, ALABAMA RECORDED IN INSTRUMENT 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.

\$640,500.00 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 8th day of August, 2016.

DAVID ACTON BUILDING CORPORATION

  
BY: JORDAN HUFFSTETLER, VICE PRESIDENT

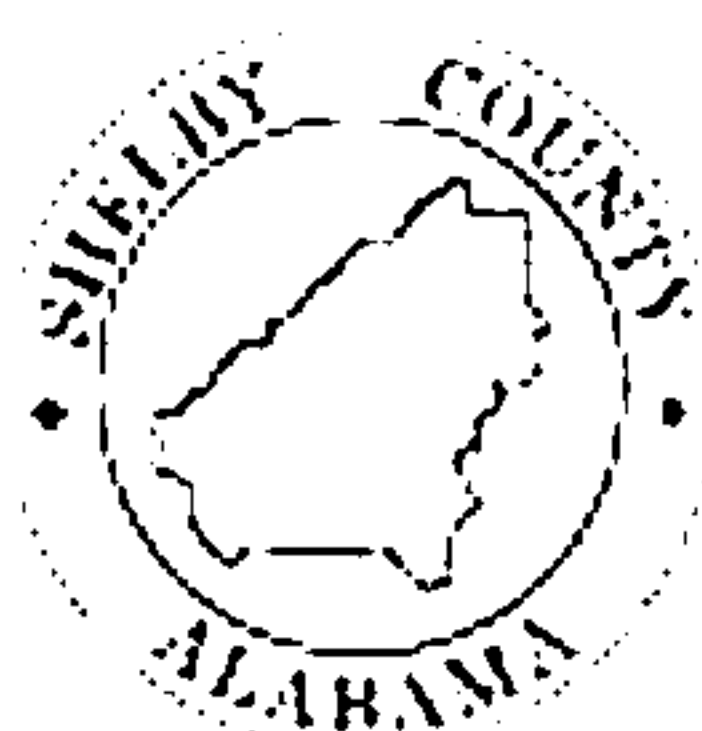
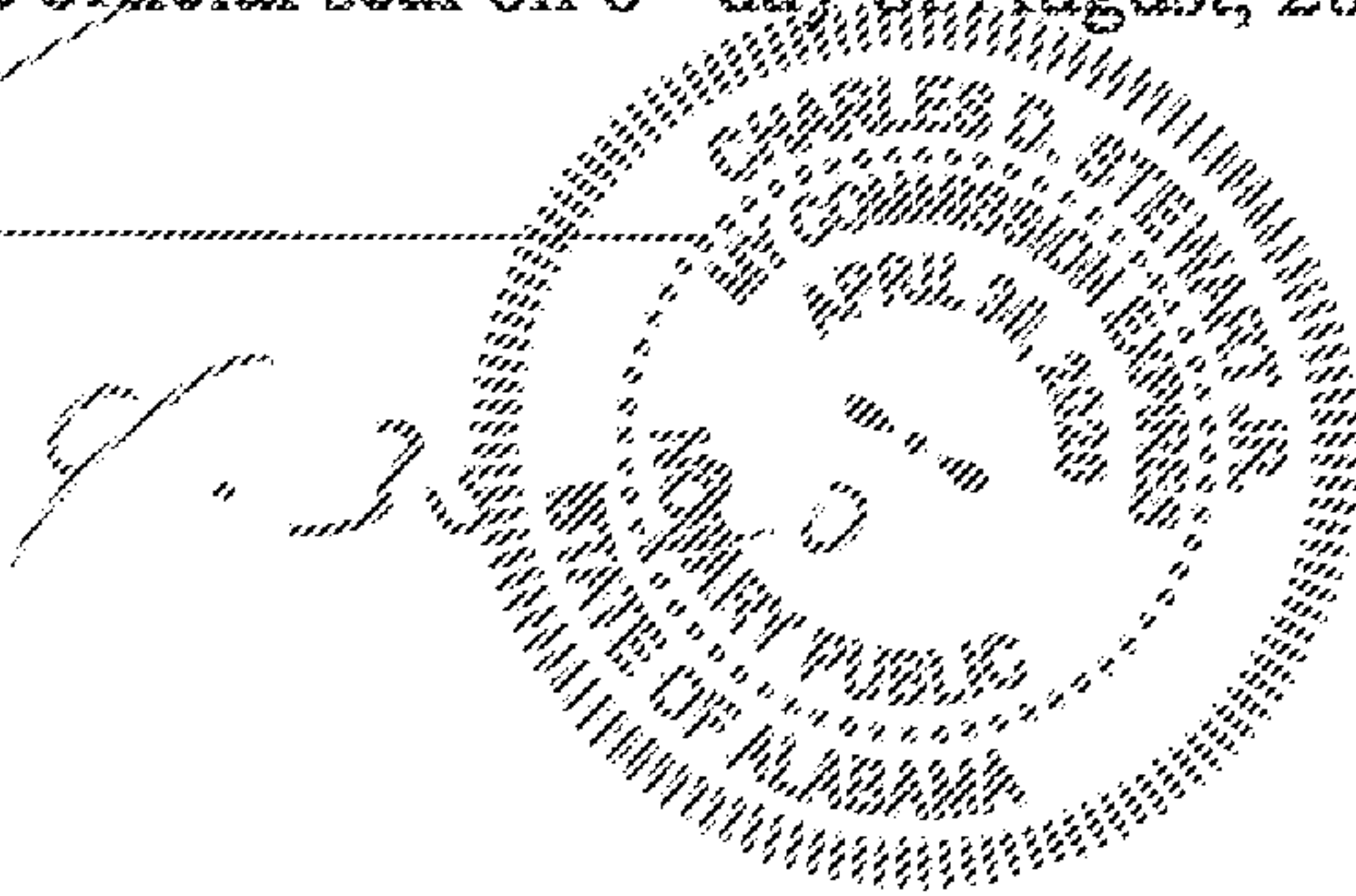
STATE OF ALABAMA  
COUNTY OF SHELBY

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 CORPORATION 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 date as the act of and on behalf of said corporation.

Given under my hand and official seal on 8<sup>th</sup> day of August, 2016.

Notary Public

My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/10/2016 12:49:48 PM  
\$92.50 CHERRY  
20160810000285080

