

Send tax notice to:
DAVID ACTON BUILDING CORP
4898 VALLEYDALE RD, SUITE A-4
BIRMINGHAM, ALABAMA, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2016506

Shelby COUNTY

20160824000306770

08/24/2016 02:49:33 PM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ALIDA J. JONES, TRUSTEE OF THE ALIDA J. JONES 2008 QUALIFIED PERSONAL RESIDENCE TRUST whose mailing address is: 916 Signal Valley Trail, Chelsea, AL 35043 (hereinafter referred to as "Grantor") by DAVID ACTON BUILDING CORP whose mailing address is: 4898 VALLEYDALE ROAD, SUITE A4, BIRMINGHAM, ALABAMA, 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 412, according to the Map of Highland Lakes, 4th Sector, Phase I, an Eddleman Community, as recorded in Map Book 19, Page 79 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Convents for Highland Lakes, a Residential Subdivision, recorded as Inst No. 1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 4th Sector, recorded in Inst No. 1995-1906, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. 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.
3. Easement(s), building line(s) and restriction(s) as shown on recorded map.
4. Restrictions and covenants appearing of record in Inst. #1995-1906; Inst. #1995-18135; Inst. #1994-7111; Inst. #9402-3947; Inst. #1995-26367; Inst. #1995-6174.
5. Right of way granted to Alabama Power Company recorded in Volume 111, Page 408; Volume 109, Page 70; Volume 149, Page 380; Volume 173, Page 364 and Volume 276, Page 670.
6. Agreement with Shelby Cable as recorded in Inst. #1997-33476

\$660,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, ALIDA J. JONES 2008 QUALIFIED PERSONAL RESIDENCE TRUST, by ALIDA J. JONES, its TRUSTEE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 23rd day of August, 2016.

ALIDA J. JONES 2008 QUALIFIED
PERSONAL RESIDENCE TRUST

[Signature]
BY: ALIDA J. JONES
ITS: TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALIDA J. JONES, whose name as TRUSTEE of THE ALIDA J. JONES 2008 QUALIFIED PERSONAL RESIDENCE TRUST, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this the 23rd day of August, 2016.

[Signature]
Notary Public
Print Name: *Charles D. Stewart Jr.*
Commission Expires: *8-30-20*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/24/2016 02:49:33 PM
\$19.00 CHERRY
20160824000306770

[Signature]