

20161005000367080  
10/05/2016 02:59:46 PM  
DEEDS 1/2

Send tax notice to:  
JOHN B. WILLIAMS  
220 SHORE FRONT LANE  
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

2016521

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Four Thousand Nine Hundred and 00/100 Dollars (\$404,900.00) 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 Rd Ste A-2 Birmingham AL 35242 (hereinafter referred to as "Grantors") by JOHN B. WILLIAMS and CAROL N. WILLIAMS whose property address is: 220 SHORE FRONT LANE, 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:

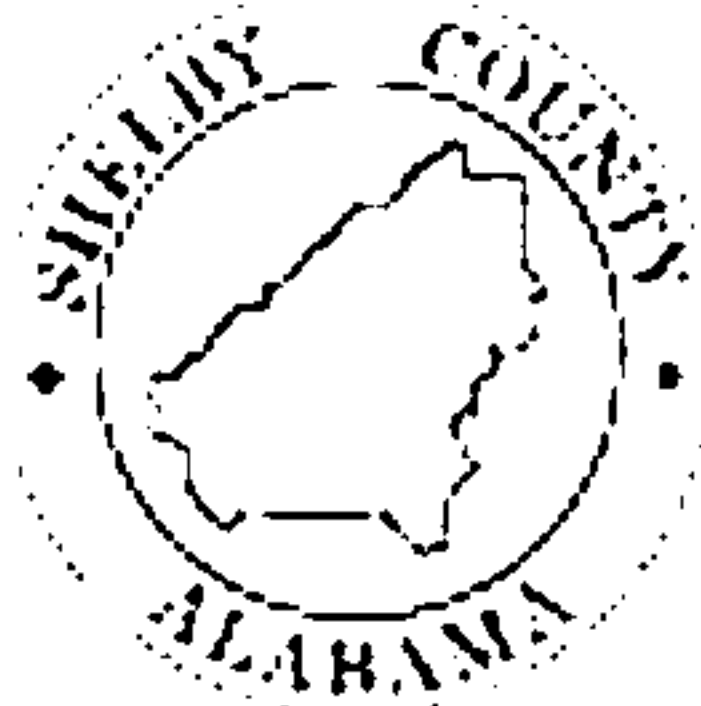
Lot 336, according to the Survey of Final Plat Lakewood Phase 3, as recorded in Map Book 36, Page 81, in the Probate Office of Shelby County, Alabama.

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. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 2006-5268.

\$354,000.00 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.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/05/2016 02:59:46 PM  
\$69.00 DEBBIE  
20161005000367080

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, the Probate Judge of Shelby County, Alabama.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 29th day of September, 2016.

DAVID ACTON BUILDING CORP.

A handwritten signature in black ink, likely belonging to Jordan Huffstetler, Vice President of David Acton Building Corp.  
BY: JORDAN HUFFSTETLER, VICE  
PRESIDENT  
A circular notary seal for Charles D. Stewart, Jr., a Notary Public in the State of Alabama. The seal includes the text "NOTARY PUBLIC" and "STATE OF ALABAMA" and features a star in the center.

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

Given under my hand and official seal on 29<sup>th</sup> day of September, 2016.

A handwritten signature in black ink, likely belonging to Charles D. Stewart, Jr., the Notary Public.  
Notary Public: Charles D. Stewart, Jr.

My Commission Expires:

4-30-20