

Send tax notice to:  
KATHERINE A. HARBISON  
4377 HERITAGE VIEW ROAD  
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

2016759

**WARRANTY DEED**

**20170127000033640**  
**01/27/2017 01:59:17 PM**  
**DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Twenty-Two Thousand Five Hundred and 00/100 Dollars (\$722,500.00) **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-4 Birmingham AL 35242 (hereinafter referred to as "Grantors") by KATHERINE A. HARBISON **whose property address** is: 4377 HERITAGE VIEW ROAD, 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 26, according to the Survey of Heritage Oaks, as recorded in Map Book 11, Page 23, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
2. EASEMENTS, BUILDING LINES AND RESTRICTIONS 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. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN SHELBY REAL 133, PAGE 586
5. RESTRICTIONS APPEARING OF RECORD IN SHELBY REAL 140, PAGE 744; SHELBY REAL 152, PAGE 657 AND SHELBY REAL 192, PAGE 93

\$578,000.00 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, DAVID ACTON BUILDING CORP, by JORDAN HUFFSTETLER, its VICE PRESIDENT who is authorized to execute this conveyance, has hereunto set his/her hand and seal this the 25th day of January, 2017.

DAVID ACTON BUILDING CORP

BY:

JORDAN HUFFSTETLER, VICE PRESIDENT

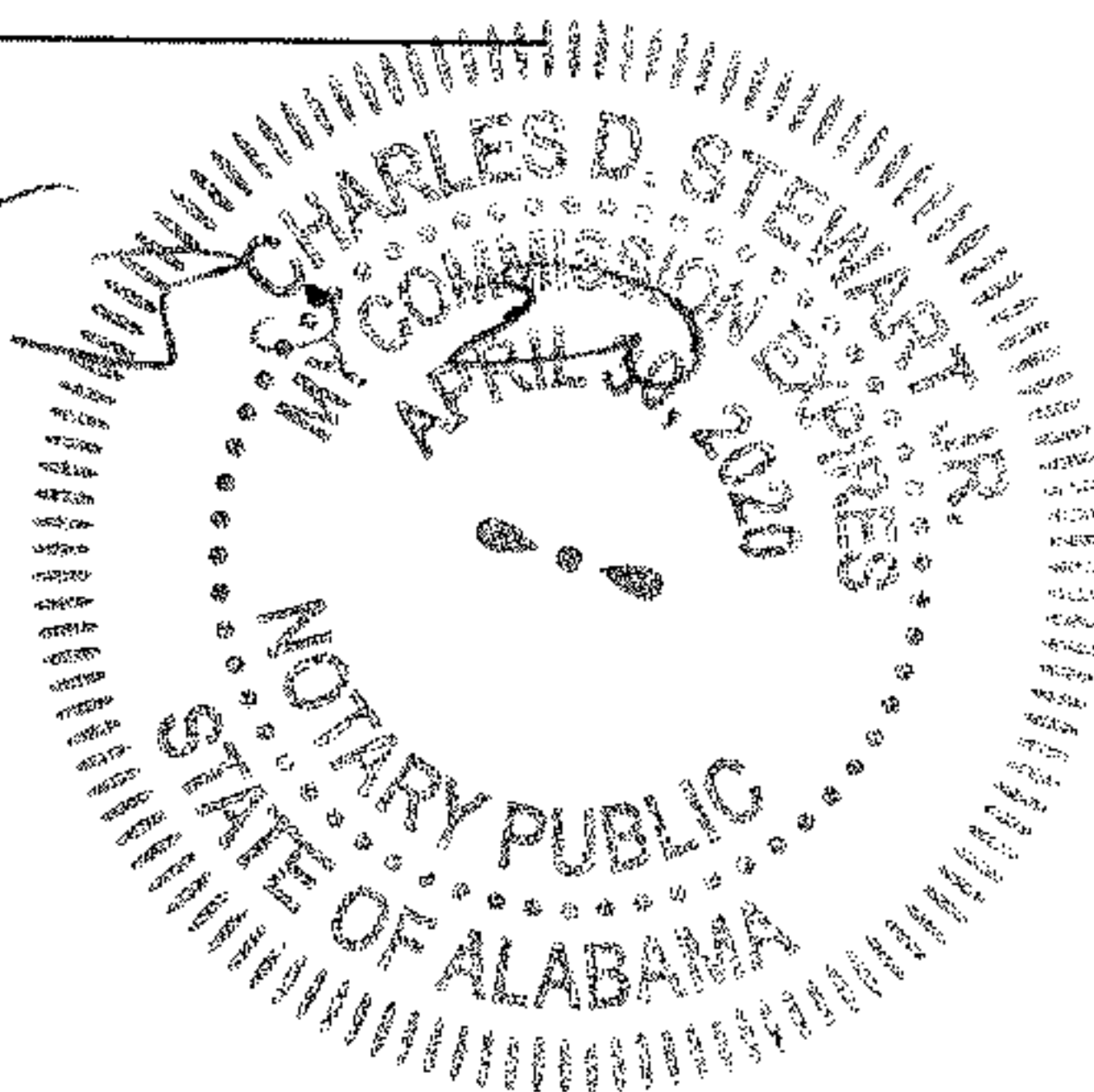
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JORDAN HUFFSTETLER as 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 25<sup>th</sup> day of January, 2017.

Notary Public

My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/27/2017 01:59:17 PM  
\$162.50 CHERRY  
20170127000033640

A handwritten signature, likely of the County Clerk James W. Fuhrmeister.