

Send tax notice to:
DAVID ACTON BUILDING CORPORATION
4898 VALLEYDALE RD, STE A4
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

2017570

SHELBY COUNTY

20171009000366370
10/09/2017 11:06:09 AM
DEEDS 1/2

WARRANTY DEED

CONSIDERATION: \$420,810.00

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Ten and 00/100 Dollars (\$10.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, Foothills Partners, LLC **whose mailing address is:** 4898 Valleydale Road, Suite A4, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by DAVID ACTON BUILDING CORPORATION, A CORPORATION **whose mailing address is:** 4898 Valleydale Road, Suite A4, Birmingham, AL 35242 (hereinafter referred to as Grantee"), 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:

Parcel II

Lot 4, according to the Survey of Foothills of Chelsea 2nd Sector, as recorded in Map Book 29, Page 97, in the Probate Office of SHELBY County, ALABAMA.

Parcel III

Lot 6, according to the Survey of Foothills of Chelsea 1st Sector, as recorded in Map Book 29, Page 37, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not due and payable until October 1, 2018.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Easement/Right-of-way granted to Alabama Power Company recorded in Real 44, Page 78; Inst. No. 2005-563570, Inst. No. 2004-354990; Inst. No. 2008-13028; Inst. No. 2004-400; Inst. No. 2004-354940 and Inst. No. 2004-355000.
4. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 121, Page 317 and Inst. No. 2002-577460.
5. Easement Right of way granted to South Central Bell Telephone Company recorded in Deed Book 336, Page 230 and Deed Book 320, Page 931.
6. Restrictions, easements, limitations and conditions as set out in Map 29, Page 97 and Map 29, Page 37.
7. Underground transmission line recorded in Real 69, Page 177 and Inst. No. 2003-126290.
8. 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.

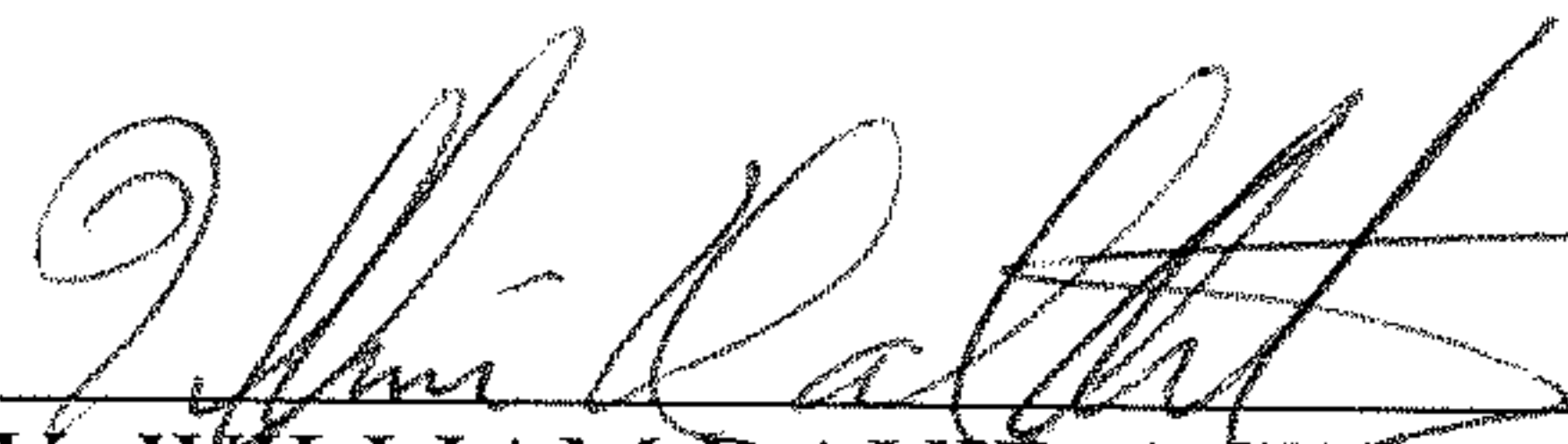
\$279,200 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee, 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, FOOTHILLS PARTNERS, LLC, by CALEB CONSTRUCTION, INC., Manager of Foothills Partners, LLC, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 5th day of October, 2017.

FOOTHILLS PARTNERS, LLC

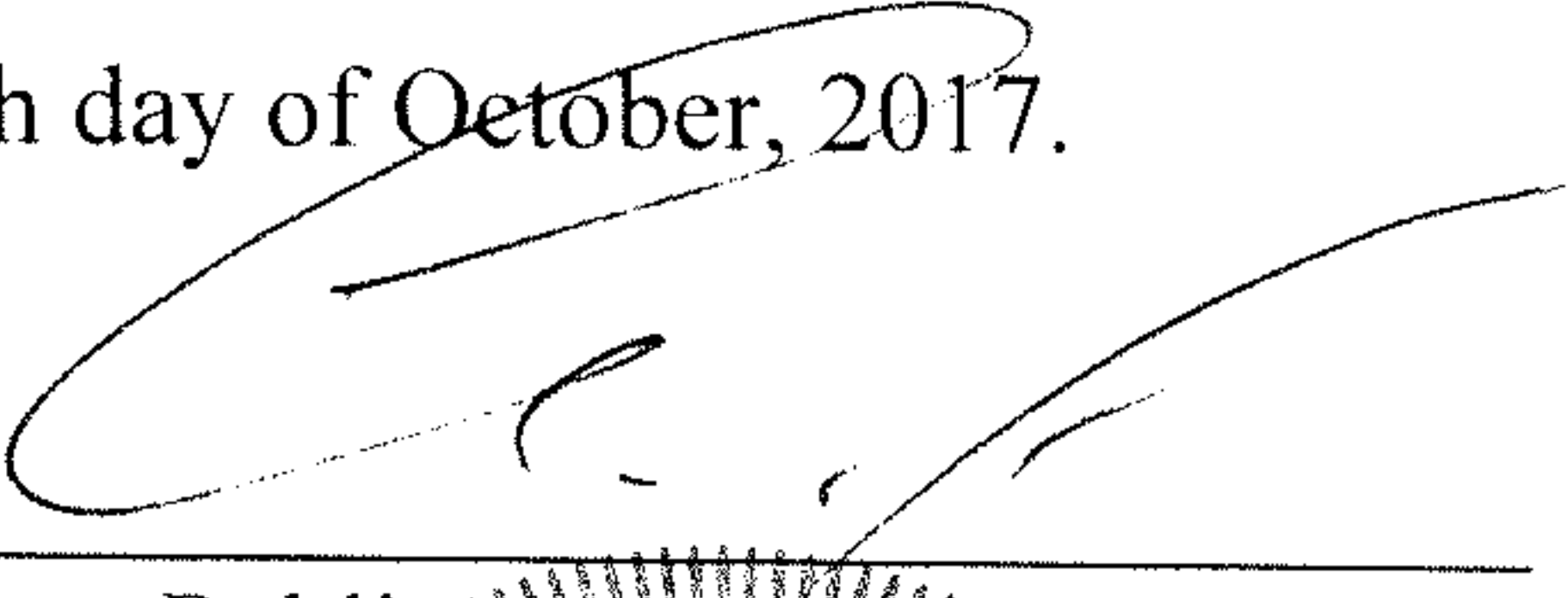
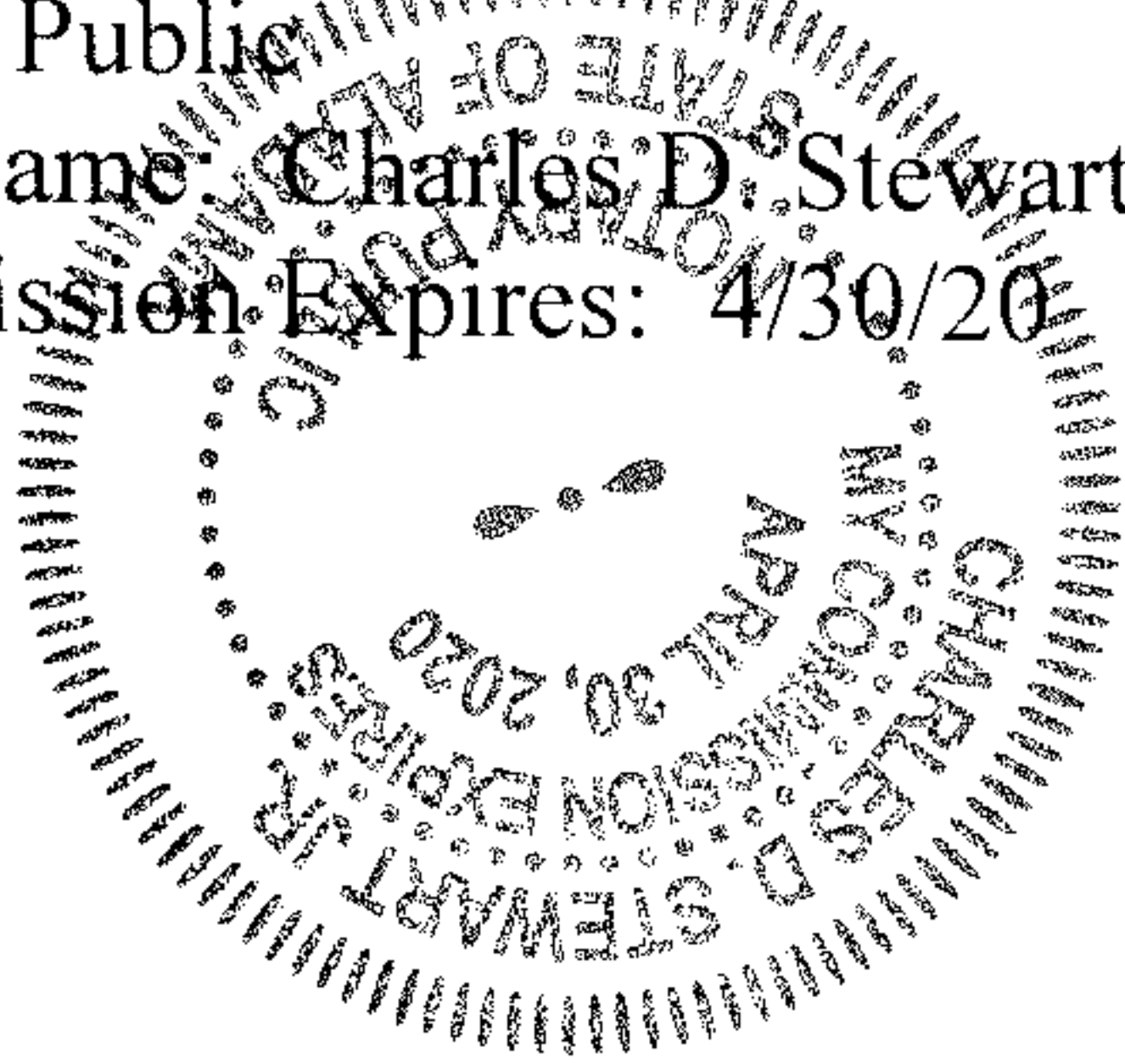
CALEB CONSTRUCTION, INC.
MANAGER OF FOOTHILLS PARTNERS, LLC


BY: WILLIAM DAVID ACTON
ITS: PRESIDENT OF CALEB CONSTRUCTION, INC.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM DAVID ACTON, whose name as PRESIDENT OF CALEB CONSTRUCTION, INC., MANAGER OF FOOTHILLS PARTNERS, LLC, 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 corporation.

Given under my hand and official seal this the 5th day of October, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/2020




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/09/2017 11:06:09 AM
\$160.00 CHERRY
20171009000366370

