

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East,  
Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Acton Land Company, LLC  
3344 Shallowford Circle  
Vestavia, AL 35216



20180611000205600 1/4 \$74.00  
Shelby Cnty Judge of Probate, AL  
06/11/2018 01:09:53 PM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Ten and 00/100 (\$10.00) Dollars**, and other good and valuable consideration, this day in hand paid to the undersigned, **Douglas Acton and Donald M. Acton as Co-Personal Representatives of the Estate of Minnie Lea Acton, deceased, Probate Case 2014-000406 in the Probate Office of Shelby County, Alabama** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Acton Land Company, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lots 15 and 47, according to the Amended Map of Hanna Farms, as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, is successors and assigns in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEES, and with GRANTEES' successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEES, and GRANTEES' successors and assigns, forever against the lawful claims of all persons.

Shelby County, AL 06/11/2018  
State of Alabama  
Deed Tax:\$50.00

IN WITNESS WHEREOF, said GRANTOR has by and through its duly authorized Personal Representative hereunto set their hand and seal this the 6<sup>th</sup> day of June, 2018.

Estate of Minnie Lea Acton, deceased  
Probate Case 2014-000406 in the Probate Office  
of Shelby County, Alabama

By: [Signature]  
Douglas Lee Acton, Co-Personal Representative

By: [Signature]  
Donald M. Acton, Co-Personal Representative

STATE OF ALABAMA )

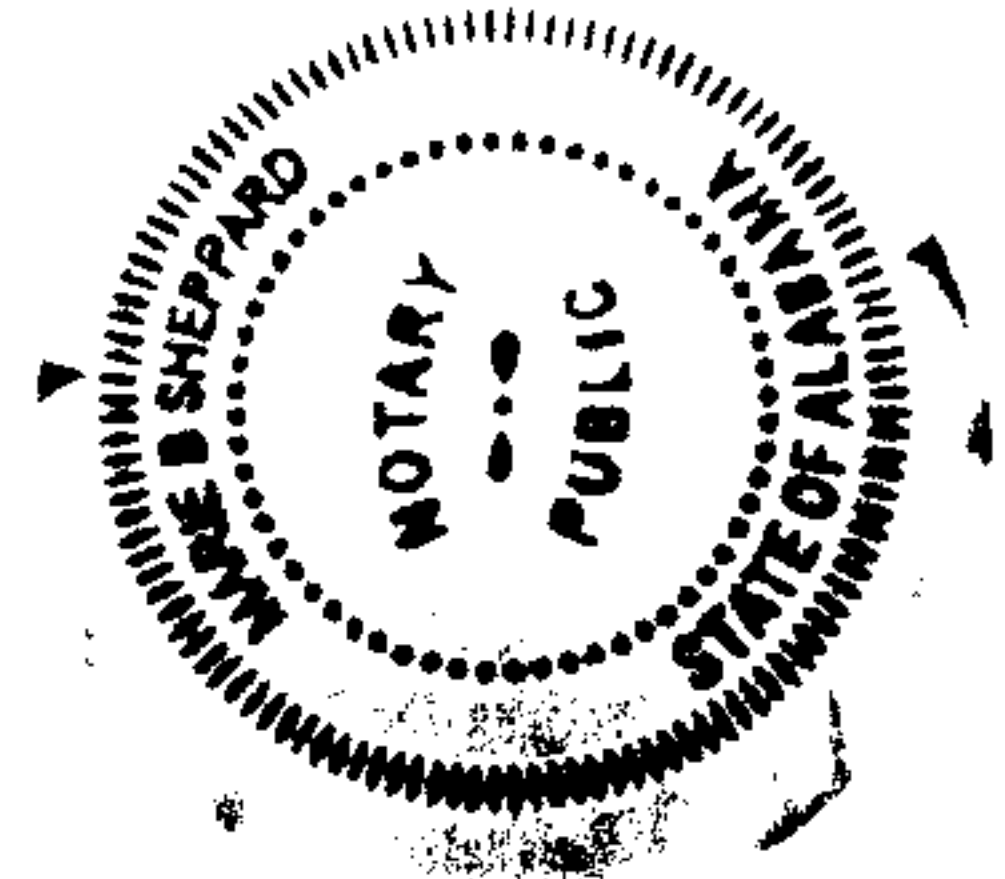
JEFFERSON COUNTY )

Shelby

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Douglas Lee Acton as Co-Personal Representative of the Estate of Minnie Lee Acton deceased, Probate Case 2018-000406 in the Probate Office of Shelby County, Alabama, are signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such co-personal representative and with full authority, signed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10<sup>th</sup> day of June, 2018.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 04/28/2020



20180611000205600 2/4 \$74.00  
Shelby Cnty Judge of Probate, AL  
06/11/2018 01:09:53 PM FILED/CERT

STATE OF ALABAMA

)

:

JEFFERSON COUNTY

)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald M. Acton as Co-Personal Representative of the Estate of Minnie Lee Acton deceased, Probate Case 2018-000406 in the Probate Office of Shelby County, Alabama, are signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such co-personal representative and with full authority, signed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6<sup>th</sup> day of June, 2018.

  
NOTARY PUBLIC

My Commission Expires: 6-2-2019



20180611000205600 3/4 \$74.00  
Shelby Cnty Judge of Probate AL  
06/11/2018 01:09:53 PM FILED/CERT

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Minnie Lea Acton, deceased  
Probate Case No. 2014-000406  
Mailing Address 2834 Acton Place  
Birmingham, AL 35243

Grantee's Name Acton Land Company, LLC  
Mailing Address 3344 Shallowford Circle  
Vestavia, AL 35216

Property Address 368 Goodwin Circle & 321 Hanna Dr.  
Vincent, AL 35186

Date of Sale June 6, 2018

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 50,000.00

20180611000205600 4/4 \$74.00  
Shelby Cnty Judge of Probate: AL  
06/11/2018 01:09:53 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)

- |  |   |
|--|---|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                                      |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other - Tax assessor's market value |
| <input type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed   |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6-6-18

Acton Land Company, LLC  
Print by: Danny F. Acton, Member

(verified by)

Danny F. Acton  
(Grantor/Grantee/Owner/Agent) circle one