

WARRANTY DEED

THE STATE OF ALABAMA

JEFFERSON COUNTY

Know All Men by These Presents, That in consideration of Ten Dollars and other good and valuable consideration other good and valuable consideration to the undersigned Salem N. Resha, Jr., Trustee for the Bankruptcy Estate of Jesse Abbott, case number 86-9134, and for the Bankruptcy Estate of Tommy and Jackie Abbott, case number 86-9133, in the United States Bankruptcy Court for the Northern District of Alabama, Southern Division, hereinafter referred to as "Grantor", in hand paid by Virginia Maddox, hereinafter referred to as "Grantee", the receipt whereof is acknowledged by him, the said Grantor does grant, bargain, sell and convey unto the said Grantee, Virginia Maddox, the following described real estate situated in Shelby County, Alabama, to-wit:

The South one-half of the Northwest Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 2 East, in Shelby County, Alabama.

20.2 acres more or less.

NO SURVEY PREPARED

Sold subject to the following:

1. Ad valorem taxes due but not payable.
2. All liens, encumbrances, easements, and restrictions of record.
3. Right of Way as shown by instrument recorded in Deed Book 330, Page 124.
4. Subject to rights, if any, in and to roads described in affidavit recorded in Misc. Book 38, Page 34.
5. Right of Way granted to Alabama Power Company By instruments recorded in Deed Book 114, Page 211.
6. Right of Way granted to South Central Bell Telephone Company by insrtument(s) recorded in Deed Book 342, Page 955.
7. Easement as referred to by instrument recorded in Mortgage Book 388, Page 655.

Grantor conveys whatever interest in the subject property he may

Virginia Maddox
1459 - Montg. Hwy
B'ham, Ala 35216

have by virtue of his status as trustee of the bankruptcy estate referenced above.

All property and improvements thereon sold "AS IS", with no warranties.

To Have and to Hold, To the said Grantee, her heirs and assigns forever.

And I do, as Trustee, covenant with the said Grantee, Virginia Maddox, her heirs and assigns, that, as Trustee, I am lawfully seized in fee simple of said premises; that it is free from all encumbrances except as set out above; that I have a good right to sell and convey the same as aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, this 28 day of November, 1988.

WITNESSES:

WITNESS

SALEM N. RESHA, JR., Trustee
for the Bankruptcy Estate
of Jessie Abbott, case # 86-
9134 and for Tommy and Jackie
Abbott, case # 86-9133

THE STATE OF ALABAMA †

JEFFERSON COUNTY †

I, Kathryn Belinda Kearney, a Notary Public in and for said County, in said State, hereby certify that Salem N. Resha, Jr. as Trustee for the Bankruptcy Estate of Jessie Abbott, case # 86-9134 and as Trustee for Bankruptcy Estate of Tommy and Jackie Abbott, case # 86-9133, who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the date the same bears date.

In witness whereof, I hereunto set my hand, this 28th day of November A.D. 1988.

Kathryn Belinda Kearney
NOTARY PUBLIC
My Commission Expires: 2/18/90

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC 28 AM 11:18

JUDGE OF PROBATE

1. Dead Tax \$ 10.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 16.00