



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Courtney H. Mason, Jr.

PO BOX 360187

(Address) Birmingham, Alabama 35236-0187

THE PREPARER OF THIS DOCUMENT HAS NOT  
EXAMINED TITLE TO THE PROPERTY DESCRIBED  
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

QUITCLAIM DEED

THE STATE OF ALABAMA,

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred and no/100ths (\$100.00)

in hand paid to the undersigned, the receipt whereof is hereby acknowledged,  
the undersigned hereby releases, quitclaims, grants, sells, and conveys to James E. Maddox, Jr. a married man

(hereinafter called Grantee), all his right, title, interest, and claim in or to the following described real estate, situated in

Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

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TO HAVE AND TO HOLD to said GRANTEE forever.

Given under his hand and seal, this 5th day of January 19 89

Witnesses:

 (SEAL)  
Thomas E. Spencer

\_\_\_\_ (SEAL)

THE STATE OF )  
Shelby COUNTY )

I, the undersigned authority, a notary public

in and for said County, in said State, hereby certify that Thomas E. Spencer, a single individual

whose name he signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day,  
that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January 19 89

  
Notary Public



EXHIBIT "A"

Lot 41, according to the survey of the Third Addition, Riverchase West Residential Subdivision, as recorded in Map Book 7, Page 139, in the office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1981; (2) all rights of redemption arising out of, or in connection with, the foreclosure of two mortgages on the above described real estate, which mortgages were executed by Pettis Construction Company, Inc. to The First National Bank of Birmingham, one of said mortgages being recorded in Mortgage Book 392, Page 615 and the other mortgage being recorded in Mortgage Book 393, page 488, and said mortgages were foreclosed on December 15, 1980, said real estate was sold to the Grantor at the foreclosure sale and was conveyed to the Grantor by a deed recorded in Deed Book 330, page 627; (3) oil, gas, petroleum and sulphur, together with all rights incident thereto, as reserved in deed from Wesley W. West, et al to George W. Young, which deed was recorded in Deed Book 127, page 140; (4) right of way granted to Alabama Power Company by instruments recorded in Miscellaneous Volume 30, page 428 and Deed Book 320, Page 349; (5) restrictions contained in instruments recorded in Miscellaneous Volume 30, page 443, Miscellaneous Volume 14, Page 536, Miscellaneous Volume 14, Page 460 and Miscellaneous Volume 17, page 550; (6) a 10 foot easement on the northeast side of the above described real estate, as shown on the recorded map; (7) all existing rights of way, encroachments, party walls, building restrictions, zoning laws and regulations, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record which would be disclosed by an inspection and survey of the above described real estate. (When an instrument is referred to herein as recorded, it is recorded in the office of the Judge of Probate of Shelby County, Alabama).

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 JAN 10 AM 11:42

*James H. Lawrence, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	<u>      </u>
3. Recording Fee	<u>500</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>650</u>