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527

This instrument was prepared by:  
(Name) Courtney Mason & Associates, P.C.  
(Address) 100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) James E. Maddox  
(Address) 377 Highland Street  
Montevallo, Alabama 35115

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FIVE THOUSAND AND NO/100ths-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James A. Wade and wife, Linda J. Wade

(herein referred to as grantors) do grant, bargain, sell and convey unto

James E. Maddox and wife, Susan W. Maddox

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A" for legal description

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

\$75,838.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

The grantors transfer to grantees all rights and obligations contained in a joint driveway easement between grantee and Ruby Boling. Said agreement is dated January 31, 1992.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 31st day of January, 19 92.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

James A. Wade (Seal)  
Linda J. Wade (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

} General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Wade and wife, Linda J. Wade whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January A.D., 19 92

10-23-93

Richard D. Drink  
Notary Public

EXHIBIT "A"

Parcel I

A portion of Lot 7, Block "Q", according to the survey of Lyman's Addition to Montevallo as recorded in Map Book 3 page 27 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of Lot 7, Block "Q" of Lyman's Addition to Montevallo, as recorded in Map Book 3 page 27, Shelby County, Alabama, and run Northeasterly along the North line of said Lot 7 for a distance of 58.88 feet to point of beginning; thence continue Northeasterly along said lot line for a distance of 119.37 feet to a point of intersection with the West right of way line of Alabama Highway No. 119; thence right 51 deg. 29 min. 25 sec. and run South along the West right of way line of said Highway 119 for a distance of 191.65 feet; thence right 141 deg. 29 min. 25 sec. and run Northwesterly for a distance of 150.00 feet to point of beginning; being situated in Shelby County, Alabama.

*Sam J. J. [Signature]*

1. Deed Tax	\$ 19.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
5. Certified Fee	\$ 1.00
Total	\$ 28.50

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

92 FEB -7 AM 9:51

*[Signature]*  
JUDGE OF PROBATE