

This instrument was prepared by

Send Tax Notice To: Phillip Maddux

(Name) Lamar Ham

name

114 Ivy Circle

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Pelham, AL 35124

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

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTEEN THOUSAND SIXTY AND NO/100-----  
-----DOLLARS (\$116,060.00)

to the undersigned grantor, Regency Development, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Phillip Maddux and wife, Teresa N. Maddux

(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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, AL to-wit:

Lot 75, according to the Survey of Ivy Brook Phase Two, First Addition as recorded in Map Book 19, page 35, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 110,250.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1995-08605

04/04/1995-08605  
01:41 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 14.50

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, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Closing Agency, Amelia E. Ambrester who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of March

19 95

Regency Development, Inc.

ATTEST:

By

Amelia E. Ambrester  
Amelia E. Ambrester, Closing Agency

STATE OF Alabama  
COUNTY OF Jefferson }

I, Lamar Ham  
State, hereby certify that Amelia E. Ambrester  
whose name as Closing Agency of Regency Development, Inc.

a corporation, is 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 31st day of

March

1995

Lamar Ham

Notary Public