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Shelby Cnty Judge of Probate, AL
05/19/2005 03:06:44PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

VICKIE L. MADDOX
1213 DAVID DRIVE
PELHAM, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$160,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, FRANCIS H. WRIGHT and JANIS C. WRIGHT, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto VICKIE L. MADDOX and KEITH R. MADDOX, WIFE AND HUSBAND, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 4, BLOCK 3, ACCORDING TO BROOKFIELD, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2005 NOT YET DUE AND PAYABLE UNTIL OCTOBER 2005.
2. MUNICIPAL IMPROVEMENTS, ASSESSMENTS AND FIRE DISTRICTS DUES AGAINST SUBJECT PROPERTY.
3. BUILDING AND SETBACK LINES OF 30 FEET AS RECORDED IN MAP BOOK 5, PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. 5 FOOT EASEMENT ALONG EAST LOT LINE AND WEST LOT LINE AS PER PLAT.
5. 7.5 FOOT EASEMENT ALONG SOUTH AND SOUTHEAST LOT LINES AS PER PLAT.
6. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 121, PAGE 40 AND DEED BOOK 245, PAGE 24.
7. EASEMENT AS TO UNDERGROUND CABLES AS RECORDED IN MISC. BOOK 4, PAGE 636.
8. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 4, PAGE 818.

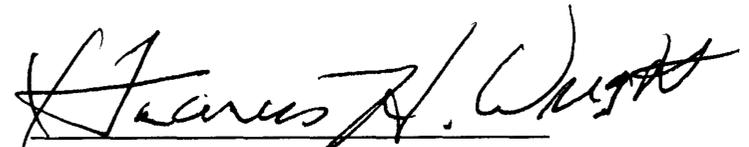
\$128,720.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$32,180.00 of the consideration herein was derived from a 2nd mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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 said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, FRANCIS H. WRIGHT and JANIS C. WRIGHT, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 9th day of May, 2005.


FRANCIS H. WRIGHT


JANIS C. WRIGHT

STATE OF ALABAMA)
COUNTY OF SHELBY)

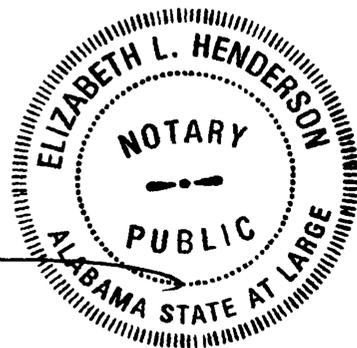
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that FRANCIS H. WRIGHT and JANIS C. WRIGHT, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 9th day of May, 2005.



Notary Public



My commission expires: 10.2.05