This instrument was prepared by:

Philip E. Gable, Esq.
1572 Montgomery Highway, Suite 210
Birmingham, Alabama 35216

20051019000542240 1/2 $94.00
Shelby Cnty Judge of Probate, AL
10/19/2005 08:49:10AM FILED/CERT

Hwy 85
80,000

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars ($10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, VIRGINIA MADDOX, an unmarried woman, (hereby referred to as Grantor, whether one or more), grant, bargain, sell and convey unto MADDOX ENTERPRISES, LP, an Alabama Limited Partnership, (herein referred to as Grantee, whether one or more), the following described real estate, including any appurtenances thereto, 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.

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 Misc. Book 38, Page 34.
6. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 342, page 955.
7. Easement as referred to by instrument recorded in Mortgage Book 388, Page 655.

Subject to any rights-of-way, easements or restrictions of record.

This deed is prepared without review of title and is based on information provided by Grantor.

Subject property is not the homestead of the Grantor.

MADDOX

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TO HAVE AND TO HOLD to the said Grantee, his, her or their assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 12th day of October, 2005.

VIRGINIA MADDOX, by RICHARD M. MADDOX
and LARRY C. MADDOX her Attorneys-in-Fact

Richard M. Maddox
Richard M. Maddox

Larry C. Maddox
Larry C. Maddox

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, Susan D. Syphurs, a Notary Public in and for said County, in said State, hereby certify that RICHARD M. MADDOX and LARRY C. MADDOX, Attorneys-in-Fact for VIRGINIA MADDOX, whose names 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 seal this 12th day of October, 2005.

Susan D. Syphurs
Susan D. Syphurs, Notary Public

My Commission expires: January 13, 2007

Send Tax Notice to:

Richard M. Maddox
Larry C. Maddox
1459 Montgomery Highway
Birmingham, AL 35216

Shelby County, AL 10/19/2005
State of Alabama

Deed Tax:$80.00