

20070808000372440 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
08/08/2007 04:10:50PM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO:
Matthew B. Head
Darcy Ward
132 Kingsley Road
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixty Three Thousand Seven Hundred Fifty and no/00 Dollars (\$63,750.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Mary C. Maddox and husband, Calvin Maddox, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **Matthew B. Head and Darcy Ward, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2007 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\$47,812.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4 day of August, 2007.

Mary C. Maddox
Mary C. Maddox

Calvin Maddox
Calvin Maddox

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary C. Maddox and Calvin 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 official seal this 4 day of August, 2007.

Lina F. Gates
Notary Public

My Commission Expires: 12-03-2008



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**EXHIBIT A
LEGAL DESCRIPTION**

A tract or parcel of land being part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama, and said tract or parcel being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 13, which marks the Northeast corner of the parcel herein conveyed and the point of beginning; from the said point of beginning and run thence Westerly along the North line of said Southeast Quarter of the Northwest Quarter a distance of 1090.0 feet, more or less, to the iron pin located on the Westerly margin of a 100-foot railroad right of way; thence run in a Southwesterly direction along the Westerly margin of said railroad right of way, a distance of 450.0 feet, more or less, to the Westerly margin of said Southeast Quarter of the Northwest Quarter to an iron pin; thence run in a Southerly direction along the Westerly margin of the said Southeast Quarter of the Northwest Quarter a distance of 540.0 feet, more or less, to an iron pin; thence left 92 degrees 46 minutes 36 seconds and run 1338.87 feet to an iron pin; thence run in a Northerly direction along the $\frac{1}{2}$ Section line of said Section 13, a distance of 891.02 feet, more or less, to the iron pin at the point of beginning.

Also, an easement for ingress and egress, being more particularly described as follows: Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 22 South, Range 2 West; thence Southerly along West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 891.02 feet; thence left 88 degrees 39 minutes 02 seconds and run 8 feet to the point of beginning of a centerline described of a 16-foot wide easement; thence left 91 degrees 20 minutes 58 seconds and run 409.6 feet; thence right 90 degrees 40 minutes and run 848.0 feet; thence left 55 degrees 52 minutes and run 341.63 feet to the end of easement.

Shelby County, AL 08/08/2007
State of Alabama

Deed Tax: \$16.00