


Send tax notice to:
DAVID CHISTOPHER MADISON
531 CANYON PARK DR
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2010086

WARRANTY DEED


20100406000102390 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
04/06/2010 10:21:16 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00) in hand paid to the undersigned, JOANNE C. MCDUFF, AS THE SOLE AND SURVIVING TRUSTEE OF THE HOWELL LIVING TRUST, DATED AUGUST and 22, 2005 AND ANY AMENDMENTS THERETO (hereinafter referred to as "Grantor") by DAVID CHISTOPHER MADISON and KATIE LYN NOLAN (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 60, ACCORDING TO THE SURVEY OF CANYON PARK TOWNHOMES, AS RECORDED IN MAP BOOK 19, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. 15 FOOT BUILDING SETBACK LINE FROM CANYON TRAIL AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION, RECORDED IN MAP BOOK 19, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY TO SHELBY COUNTY, ALABAMA, RECORDED IN DEED BOOK 102, PAGE 515 AND DEED BOOK 102, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY, RECORDED IN DEED BOOK 102, PAGE 397 AND DEED BOOK 127, PAGE 597, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1994-35220, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT NO. 1995-12825, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF CANYON PARK TOWNHOMES, AS RECORDED IN MAP BOOK 19, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$108,007.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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.

IN WITNESS WHEREOF, the said Grantor, THE HOWELL LIVING TRUST, DATED AUGUST 22, 2005 AND ANY AMENDMENTS THERETO, by JOANNE C. MCDUFF its SOLE AND SURVIVING TRUSTEE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 31st day of March, 2010.

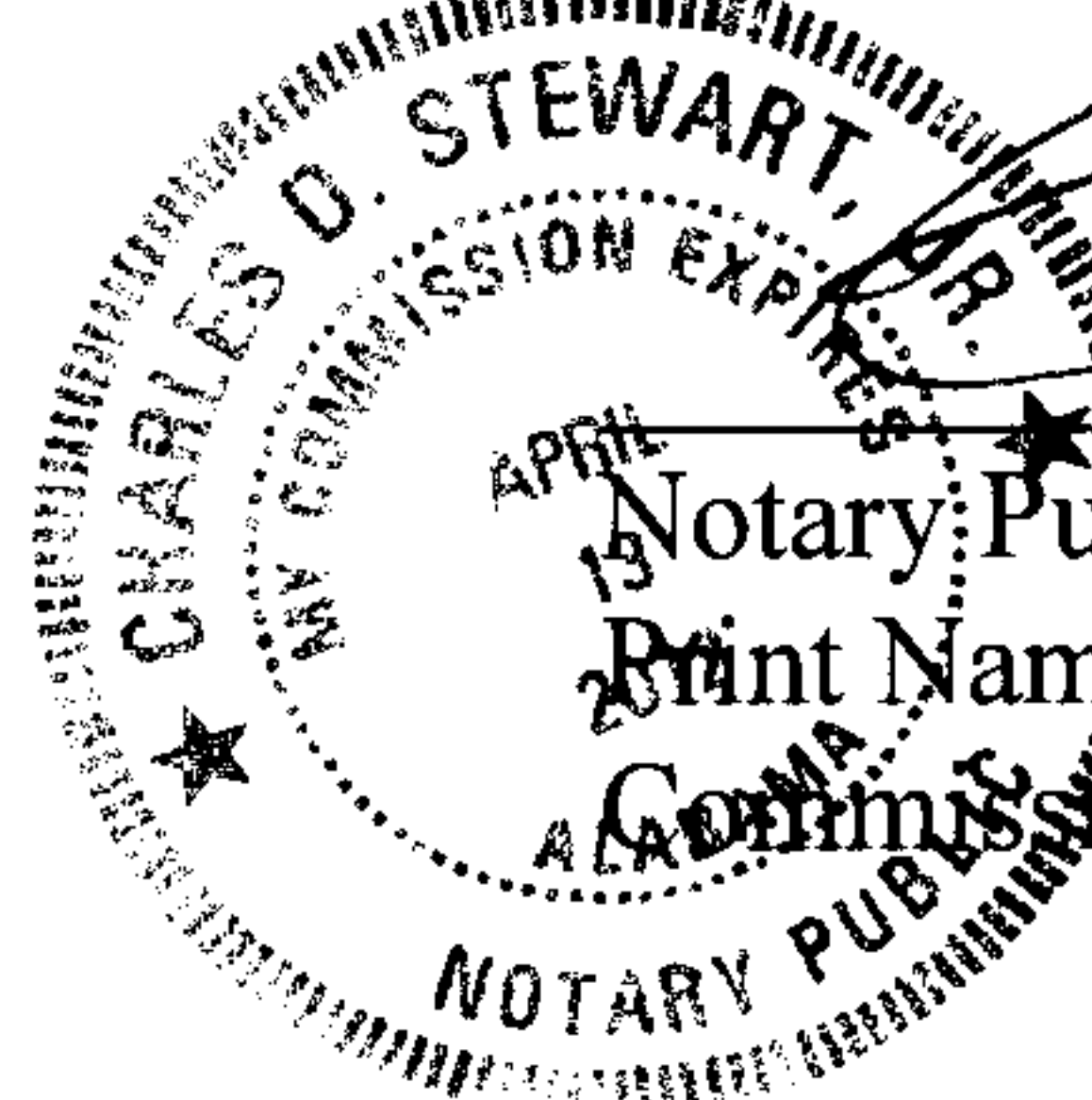
THE HOWELL LIVING TRUST, DATED
AUGUST 22, 2005

By Joanne C. McDuff
JOANNE C. MCDUFF
ITS: SOLE AND SURVIVING TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOANNE C. MCDUFF, whose name as THE SOLE AND SURVIVING TRUSTEE OF THE HOWELL LIVING TRUST, DATED AUGUST 22, 2005 AND ANY AMENDMENTS THERETO, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, SHE executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this the 31st day of March, 2010.

A circular notary seal for Charles D. Stewart, Jr., Notary Public, Alabama. The seal contains the text "CHARLES D. STEWART, JR.", "NOTARY PUBLIC", "ALABAMA", and "MY COMMISSION EXPIRES APRIL 13, 2012".
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 04/13/12