



20110601000160130 1/2 \$120.00
Shelby Cnty Judge of Probate, AL
06/01/2011 09:40:31 AM FILED/CERT

Shelby County, AL 06/01/2011
State of Alabama
Deed Tax: \$105.00

STATE OF ALABAMA §
 §
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Five Thousand and NO/100 (\$105,000.00) Dollars to the undersigned **GREGORY M. EVANS, a married man**, herein referred to as Grantor, in hand paid by **ANDREW L. MADDOX AND WIFE, RAVEN MADDOX**, whose mailing address is 5762 Rock School Road, Harpersville, Alabama 35078, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all his right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

From the NE corner of the NW ¼ of the NE ¼ of Section 31, Township 19 South, Range 2 East, run thence West along the North boundary of said NW ¼ of NE ¼ a distance of 1139.93 feet; thence turn 90 degrees 40 minutes left and run 53.79 feet to the point of beginning of herein described parcel of land; thence continue along said course for a distance of 229.81 feet; thence turn 18 degrees 01 minutes right and run 10.0 feet; thence turn 90 degrees 00 minutes left and run 208.75 feet; thence turn 00 degrees 57 minutes 44 seconds left and run 103.0 feet; thence turn 109 feet 51 minutes 55 seconds left and run 319.29 feet; thence turn 84 degrees 03 minutes 58 seconds left and run 278.64 feet to the point of beginning of herein described parcel of land.

Deed Reference: Instrument #20080227000080080

The property being conveyed herein does not constitute any part or portion of the homestead of the grantor or his spouse.

Subject to any and all restrictions, reservations, easements and rights of way of public record.

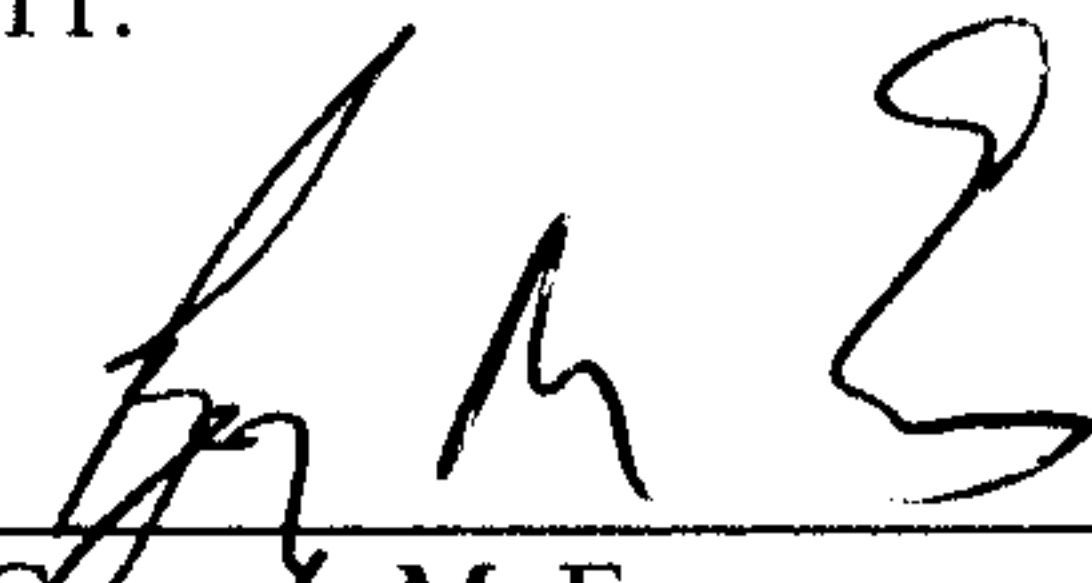
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the

surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantee, his heirs and assigns that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 25th day of May, 2011.

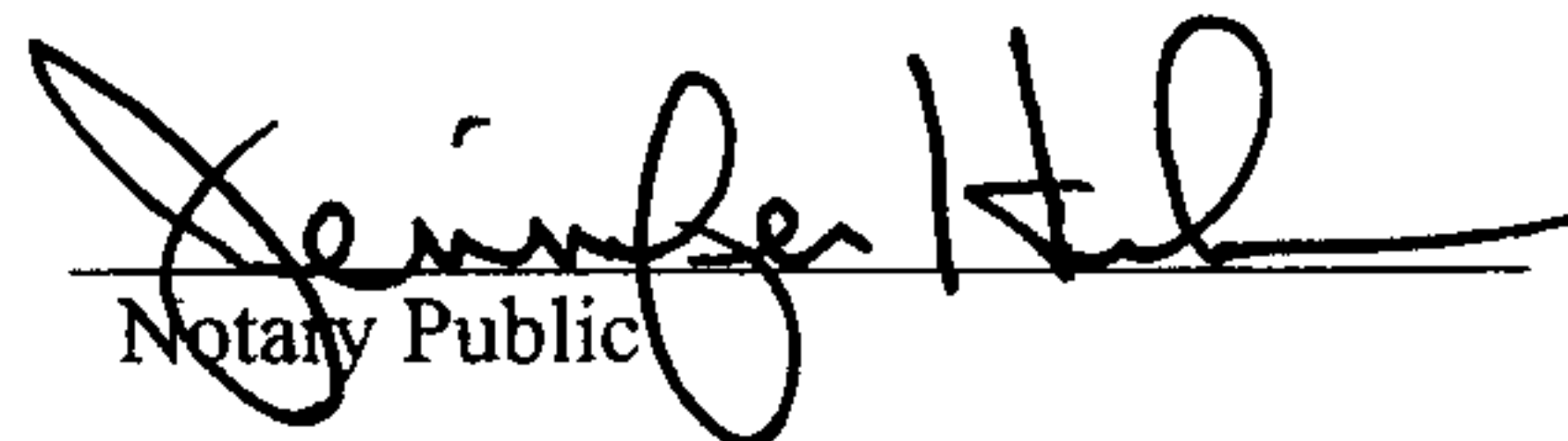


Gregory M. Evans

STATE OF ALABAMA §
COUNTY OF AL Tuscaloosa §

I, the undersigned authority in and for said County, in said State, hereby certify that Gregory M. Evans, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of May, 2011.



Notary Public

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150