

This instrument was prepared by

(Name) Frank K. Bynum  
2100 Sixteenth Avenue South  
(Address) Birmingham, Alabama 35205

Send Tax Notice To: \_\_\_\_\_  
name  
5130 Colonial Park Road  
address Birmingham, AL 35243

WARRANTY DEED-

775

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THREE THOUSAND NINE HUNDRED AND NO/100 DOLLARS--\$103,900.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Dennis R. Madison and wife, Karen Lynne Madison

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Emmitt L. King, Steven A. Killough and Brian L. Thomason

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 46, according to the Survey of Meadow Brook, 6th Sector, as recorded in Map Book 8, Page 44, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

\$ 98,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 30th day of September, 1986.

- 1. Deed Tax \$ 5.50
- 2. Mtg. Tax \_\_\_\_\_
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 9.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)  
1986 OCT -8 PM 3:52 (Seal)  
Thomas A. Swanson (Seal)  
JUDGE OF PROBATE

Dennis R. Madison (Seal)  
Dennis R. Madison  
Karen Lynne Madison (Seal)  
Karen Lynne Madison  
(Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

General Acknowledgment

I, Frank K. Bynum, a Notary Public in and for said County, in said State, hereby certify that Dennis R. Madison and wife, Karen Lynne Madison, whose name 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 30th day of September, A. D., 1986.

NOTARY PUBLIC  
Frank K. Bynum  
Notary Public

Bynum  
2100 - 16th Ave So.  
Birmingham, AL 35205