

SEND TAX NOTICE TO:

(Name) Dennis R. Madison

(Address) 5035 Stratford Road
Birmingham, Alabama 35243

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This instrument was prepared by

(Name) ROBERT R. SEXTON, Attorney at Law
1600 City Federal Building
(Address) Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-One Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MAURICE BLACK and wife, MARTHA C. BLACK

(herein referred to as grantors) do grant, bargain, sell and convey unto

Dennis R. Madison and wife, Karen Lynne Madison

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 92, according to the Survey of Meadow Brook, Fifth Sector, First Phase, as recorded in Map Book 8, Page 109, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes due in the current year.
2. Mineral and mining rights and all rights incident thereto including release of damages in Deed Volume 8, Page 445.
3. Easements to Alabama Power Company in Deed Volume 328, Page 460, Deed Volume 324, Page 470, and Deed Volume 349, Page 802.
4. Agreements with Alabama Power Company in Misc. Volume 48, Page 880, and Misc. Volume 52, Page 193.
5. Restrictions, conditions and limitations in Misc. Volume 50, Page 828, and Misc. Volume 50, Page 948.
6. Agreement as to underground cables in Misc. Volume 52, Page 197.

\$117,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 30th

day of August, 19 86

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

(Seal)

(Seal)

Maurice Black

(Seal)

MARTHA C. BLACK

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }
Callen

I, Callen, a Notary Public in and for said County, in said State,

hereby certify that MAURICE BLACK and wife, MARTHA C. BLACK
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 30th day of August, A. D., 19 86

Affix Notarial Seal

Callen

Notary Public

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