

THE STATE OF ALABAMA: 419

COUNTY OF SHELBY :

Know all men by these presents, that for and in consideration of Thirty and No/100 Dollars to the undersigned grantor, Bervell Maddox Sr. in hand paid by Alberta Sawyer the receipt whereof is hereby acknowledged, I the said Bervell Maddox Sr., does hereby grant, bargain, sell and convey unto the said Alberta Sawyer, subject to limitations, reservations and exceptions below atated, the following described real estate, to-wit:

A lot or parcel of land consisting of $\frac{1}{4}$ acre, more or less, situated in Shelby County, Alabama, and more particularly described as follows, to-wit: Begin at the Northeast corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 22, Range 1 West; thence 85 degrees 30 minutes west along North boundary line of said forty 660 feet, to an iron stake, thence south 4 degrees 30 minutes east 174 feet to a stake for point of beginning. Thence south 85 degrees 30 minutes west 135 feet, thence South 4 degrees 30 minutes east 161 feet, thence north 85 degrees 30 minutes east 135 feet, thence north 4 degrees 30 minutes west 161 feet to point of beginning. The above said land lying and being in SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 22, Range 1 West, Shelby County, Alabama.

(Liability of the grantor under the warrant herein set forth, under covenants of seizin or good right to convey, shall be limited to the actual cash value of the property herein conveyed, or to the sum of \$30.00, whichever shall be less, in the event of total failure of title; and in the event of partial failure of title, such liability shall not exceed the sum of \$30.00. In the event of any such total or partial failure of title, the liability of the grantor shall not include interest, and shall not include any sums for improvements placed on the aforesaid premises by or for the grantee, his heirs or assigns, and shall not include pay for any amounts expended upon said lands for exploratory purposes or otherwise, and total liability shall not be in excess of the amount above referred to.)

TO HAVE AND TO HOLD to the said Alberta Sawyer her heirs and assigns, forever, except as aforesaid. And I will, and my heirs shall warrant and defend the same to the said Alberta Sawyer her heirs and assigns, against the lawful claims of all persons, except as above limited, reserved and excepted.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of October 1954.

Bervell Maddox Sr.
Bervell Maddox Sr.

Ludie Bell Maddox
Ludie Bell Maddox

Alberta Sawyer
P.O. Box 221
Shelby AL
(35143

BOOK 149 PAGE 578

THE STATE OF ALABAMA:
COUNTY OF SHELBY :

I, A. B. Bristow, a Notary Public in and for said County, in said State, hereby certify that Bervell Maddox and wife, Ludie Bell 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 this 20th day of October, 1954.

A. B. Bristow
Notary Public

THE STATE OF ALABAMA:
COUNTY OF SHELBY :

I, A. B. Bristow, a Notary Public in and for said County, in said State, do hereby certify that on the 20th day of October, 1954, came before me the within named Ludie Bell Maddox known to me to be the wife of the within named Bervell Maddox Sr. who being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord and without fear, constraint or threats on the part of the husband Bervell Maddox Sr.

In Witness Whereof, I hereunto set my hand this 20th day of October, 1954.

A. B. Bristow
Notary Public

BOOK 149 PAGE 579

875 149 041 1004

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

1987 SEP -4 AM 9:49

Thomas A. Shreve
JUDGE OF PROBATE

1. Deed Tax	\$.50
2. Not. Tax	
3. Recording Fee	\$ 5.00
4. Indorsement Fee	1.00
TOTAL	6.50