

This instrument was prepared by

(Name) Dale Corley(Address) 2100 SouthBridge ParkwaySend Tax Notice To: Claud T. Milam
nameRt. 2, Box 370-B
address Calera, AL 35040

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-Nine Thousand and no/100-----Dollars

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

Michael L. Maddux and wife, Becky G. Maddux

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

Claud T. Milam

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:Lot 18, according to the Amended Map of Ivanhoe as recorded in Map Book
6, Page 70 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$39,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

1. Deed Tax	\$ <u>20.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>23.50</u>

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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 GRANTEE, 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 GRANTEE, 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 31st
day of May, 1988.STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN -2 AM 9:21

JUDGE OF PROBATE

(Seal)

Michael L. Maddux (Seal)
Michael L. Maddux

(Seal)

Becky G. Maddux (Seal)
Becky G. Maddux

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Michael L. Maddux and wife, Becky G. Maddux
whose name s. 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 31st day of May, A. D., 1988.Clyde T. Sweeney
Notary Public