

JCP #631-88

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STATE OF ALABAMA,)

SURVIVORSHIP WARRANTY DEED

COUNTY OF SHELBY.)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS & OTHER VALUABLE CONSIDERATIONS (\$10.00 & O.V.C.), to the undersigned grantors, MARY C. MADDOX, (formerly known as Mary C. Crowson), a married woman, who certifies that the following described property is not her homestead, in hand paid by MARY C. MADDOX and husband, CALVIN MADDOX, the receipt whereof is hereby acknowledged, I the said MARY C. MADDOX do hereby grant, bargain, sell, and convey unto the said MARY C. MADDOX and husband, CALVIN MADDOX, as joint tenants with the express right of survivorship in the survivor in fee simple upon the death of the other, the following described real estate, to-wit:

A tract or parcel of land containing 25.5 acres, more or less, and being part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama, and said tract or parcel of land being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 13, which marks the Northeast corner of the parcel herein conveyed and the point of beginning. From the said point of beginning and run thence Westerly along the North line of the said Southeast Quarter of the Northwest Quarter a distance of 1090.0 feet, more or less, to the iron pin located on the Westerly margin of a 100 foot railroad right-of-way; thence run in a Southwesterly direction along the Westerly margin of said railroad right-of-way, a distance of 450.0 feet, more or less, to the Westerly margin of said Southeast Quarter of the Northwest Quarter to an iron pin; thence run in a Southerly direction along the Westerly margin of the said Southeast Quarter of the Northwest Quarter a distance of 540.0 feet, more or less, to an iron pin; thence left 92 degrees 46 minutes 36 seconds and run 1338.87 feet to an iron pin; thence run in a Northerly direction along the 1/2 section line of said Section 13, a distance of 891.02 feet, more or less, to the iron pin at the point of beginning.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with express right of survivorship in the survivor in fee simple upon the death of the other. This conveyance is made under express authority of Code of Alabama, 1975, Section 35-4-7, as amended.

And I do, for myself, and for my heirs, executors, and administrators, covenant with the said Grantees, their heirs, and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all

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707 So. Lake Rd.
Phenix City, AL

incumbrances; that I have a good right to sell and convey the same as aforesaid; and that I will, and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of November, 1988.

Mary C. Maddox (L.S.)
MARY C. MADDOX

GRANTEE'S ADDRESS:
707 South Seale Road
Phenix City, AL 36867

STATE OF ALABAMA,)

COUNTY OF RUSSELL.)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MARY C. MADDOX, (formerly known as Mary C. Crowson), who certifies that the aforementioned property is not her homestead, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day, that being informed of the contents thereof, she voluntarily executed the same on the day of its date.

Given under my hand and seal this the 21st day of November, 1988.

STATE OF ALA. SEAL
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -1 AM 10:04

Thomas C. Perdue Jr.
JUDGE OF PROBATE

J. C. Perdue Jr.
Notary Public
My Commission Expires: February 21, 1990
NOTARY SEAL
(Notary Seal)

THIS INSTRUMENT PREPARED BY:
Leslie E. Rocha, an employee of
J. C. Perdue, Attorney at Law
P.O. Box 42
Phenix City, Alabama 36868-0042

1. Docx Tax \$ 50
2. Mig Tax —
3. Recording Fee 500
4. Indexing Fee 100
TOTAL 650