

form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Michael L. Maddux
(Address) 199 County Road 416
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ninety thousand and NO/100ths (\$90,000.00)

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

J. W. Elliott and wife, Robbie W. Elliott

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

Michael L. Maddux, a single individual

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Begin at the SW corner of Lot 25, Walter's Cove Subdivision, First Sector, as recorded in Map Book 5, Page 22, in the Office of the Probate Judge, Columbiana, Alabama; thence proceed Westerly along the North boundary of the 60-foot right of way of County Highway #416, for a distance of 106.00 feet to a point; thence turn an angle of 92 degrees 04 minutes to the right and run along the East boundary of a 10-foot easement for a distance of 191.91 feet to a point; thence turn an angle of 78 degrees 52 minutes to the right and proceed Easterly along the South margin of Carden Channel for a distance of 121.55 feet to a point (being the NW corner of said Lot 25, Walter's Cove, First Sector); thence turn an angle of 104 degrees 44 minutes to the right and run along the West boundary of said Lot 25 for a distance of 210.00 feet to the point of beginning. Said property is located in the NW 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.

According to survey of James L. Ray, Jr., Reg. No. 1841, dated 14 November, 1988.

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

\$72,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax \$ 18.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 21.50

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -2 AM 11:05

Thomas A. Shawling, Jr.
JUDGE OF PROBATE

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th
day of November, 19 88

(Seal)

(Seal)

(Seal)

J. W. Elliott (Seal)
J. W. Elliott

Robbie W. Elliott (Seal)
Robbie W. Elliott

(Seal)

STATE OF ALABAMA

Shelby County } **General Acknowledgment**

I, the undersigned

in said State, hereby certify that J. W. Elliott and wife, Robbie W. Elliott

whose name(s) are signed to the foregoing conveyance, and who are is 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 29th day of November, 19 88

3/10/91

My Commission Expires:

Notary Public