

JCP #631-88

STATE OF ALABAMA, )

COUNTY OF SHELBY. )

WARRANTY DEED

3/1 1800.00

KNOW ALL MEN BY THESE PRESENTS, That MARY C. MADDOX, (formerly known as Mary C. Crowson), a married woman, who certifies that the following described property is not her homestead, the Grantor executing this conveyance, for and in consideration of the sum of TEN DOLLARS & OTHER VALUABLE CONSIDERATIONS (\$10.00 & O.V.C.), to said Grantor in hand paid by CLAYTON DAVID WAKEFIELD, Grantee in this conveyance, the receipt whereof is hereby acknowledged, has this day bargained, sold, enfeoffed, conveyed, and does by these presents bargain, sell, enfeoff, and convey to the said Grantee the following described tract or parcel of land, to-wit:

A triangular lot, containing one (1) acre of land, more or less, located in the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commencing at the old iron pin marking the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 13, which is also the Northwest corner of the parcel herein conveyed and the point of beginning and run thence in a Southerly direction along the Westerly margin of the said Southeast Quarter of the Northwest Quarter a distance of 354.0 feet, more or less, to an iron pin located on the Westerly margin of a 100 foot railroad right-of-way; thence run in a Northeasterly direction along the Westerly margin of said railroad right-of-way a distance of 450.0 feet, more or less, to an iron pin located on the North line of the said Southeast Quarter of the Northwest Quarter; thence run in a Westerly direction along the North line of the said Southeast Quarter of the Northwest Quarter a distance of 271.0 feet, more or less, to the iron pin at the point of beginning.

situated, lying, and being in the County of Shelby and State of Alabama.

TO HAVE AND TO HOLD unto the said Grantee, or his heirs, executors, administrators, successors, and assigns forever in fee simple. And said Grantor hereby covenants with the said Grantee that said Grantor is seized in the fee of the aforesaid premises, and has the right to sell and convey the same, and said Grantor does hereby warrant title to the aforesaid premises, and agrees to defend the same from lawful claims of all persons whatsoever.

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✓ Clayton David Wakefield  
Rt 2 Box 26  
Calera, AL 35040

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IN WITNESS THEREOF, the said Grantor hereunto set her hand and seal this

21st day of November, 1988.

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

GRANTEE'S ADDRESS:  
Route 2  
Calera, Alabama 35040

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), a married woman, 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.

J. C. Perdue Jr.  
Notary Public  
My Commission Expires: February 21, 1990  
NOTARY PUBLIC Alabama State at Large  
My Commission Expires February 21, 1990  
(Notary's 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. Dead Tax \$ 2.00  
2. Mtg. Tax         
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 8.00

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 DEC -6 AM 9:59

Thomas A. Shandling Jr.  
JUDGE OF PROBATE