

This instrument was prepared by

1005
HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100---Dollars (\$1.00) and other good and
valuable considerations

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

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

Bobby Madison and Vera Madison

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

From the Southeast corner of Section 1, Township 22 South, Range 1 West, go North 03 degrees 00 minutes 00 seconds West a distance of 2640.45 feet, thence South 85 degrees 30 minutes 26 seconds West a distance of 1306.44 feet to an iron; thence North 40 degrees 40 minutes 52 seconds West a distance of 869.44 feet to an iron for a point of beginning; thence North 44 degrees 58 minutes 48 seconds West a distance of 64.0 feet; thence South 53 degrees 25 minutes 39 seconds West, a distance of 662 feet, more or less, to the Northeasterly right of way line of an 80' wide railroad right of way; thence Southwesterly along the arc of a curve to the right which has a radius of 1915.33 feet, a delta angle of 14 degrees 09 minutes 33 seconds and a chord bearing of South 14 degrees 50 minutes 39 seconds East, a distance along the arc of said curve of 67.0 feet, more or less, to an iron; thence North 53 degrees 29 minutes 39 seconds East a distance of 700.05 feet to the point of beginning; Containing 1 acre, more or less, and lying in the North 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama.

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RETURN TO
JIM WALTER HOMES, INC.
P. O. BOX 31601
TAMPA, FLORIDA 33631-3601

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 22
day of June, 19 88.

1. Deed Tax \$ 1.00

2. Mig Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 4.50

(SEAL) Louise Thomas (SEAL)

(SEAL) Louise Thomas (SEAL)

(SEAL) Louise Thomas (SEAL)

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned
in said State, hereby certify that Louise Thomas, a widow

Whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of June, A.D. 19 88.

Berita Y. Davidson
Notary Public