

THIS INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE;
DESCRIPTION PROVIDED BY GRANTOR HEREIN.

This instrument was prepared by

(Name) LARRY MADDOX

(Address) 5474 CALDWELL ROAD, BIRMINGHAM, AL.

WARRANTY DEED-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE THOUSAND DOLLARS AND OTHER GOOD AND CONSIDERATIONS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, VIRGINIA ARTHUR MADDOX AS "POWER OF ATTORNEY" FOR VIOLETTE SPENCE

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RICHARD M. MADDOX, A MARRIED MAN; AND LARRY C. MADDOX, A SINGLE MAN

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

SHELBY County, Alabama, to-wit:

ALL THAT PART OF THE NORTH-EAST QUARTER OF THE NORTH-EAST QUARTER (NE $\frac{1}{4}$ OF NE $\frac{1}{4}$) SECTION THIRTEEN, TOWNSHIP TWENTY (20) RANGE ONE (1) WEST, AND ALL THAT PART OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ OF NW $\frac{1}{4}$) SECTION EIGHTEEN (18), TOWNSHIP TWENTY (20) RANGE ONE (1) EAST, THAT LIES SOUTH OF THE ROAD THAT LEADS OR RUNS FROM LOWER BRIDGE UP TO THE OLD HOUSE PLACE AND EAST OF THE ROAD THAT RUNS FROM THE OLD HOUSE PLACE TO THE UPPER BRIDGE, AND ON THE WEST SIDE OF YELLOW LEAF CREEK, AND THE CREEK IS THE LINE FROM THE BRIDGE TO BRIDGE, CONTAINING 60 ACRES MORE OR LESS,

BOOK 382 PAGE 68

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

92 JAN -8 PM 3:50

JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 7.50

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 the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s), this DECEMBER 14th day of DECEMBER, 1991.

Virginia Arthur Maddox (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, SANDRA STRAYNAR VEAZEY

hereby certify that VIRGINIA ARTHUR MADDOX

whose name 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 HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of DECEMBER, A. D. 1991

Larry C Maddox
1459 Montgomery Hwy

Sandra T. Straynar Veazey
Notary Public

My Commission Expires 12-31-92