

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein Kermit D. Todd, Jr. and wife, Alice Faye Todd

herein referred to as grantors) do grant, bargain, sell and convey unto

Edward H. Maddox and Betty L. Maddox

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY.

GRANTEES' ADDRESS:

Calera, Alabama 35040

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set our hands(s) and seal(s), this 17th day of April, 19 91.

WITNESS:

(Seal)

(Seal)

(Seal)

Kermit D. Todd Jr. (Seal)
Kermit D. Todd, Jr.
Alice Faye Todd (Seal)
Alice Faye Todd (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kermit D. Todd, Jr. and wife, Alice Faye Todd whose name are signed to the foregoing conveyance, and who are 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 17th day of April, A. D., 19 91

H. F. Conwill
Notary Public.

Form 31-A

Inst # 1992-21131

P.O. Box 744
Calera 35040

Exhibit "A"

Parcel 15

Commence at the N.E. Corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run westerly along the north line thereof a distance of 391.63 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 98.0 feet; thence turn left 90 deg. 06 min. 34 sec. and run southerly a distance of 332.89 feet; thence turn left 89 deg. 53 min. 17 sec. and run easterly a distance of 98.0 feet; thence turn left 90 deg. 06 min. 43 sec. and run northerly a distance of 332.89 feet to the point of beginning, said property containing 0.75 acres, more or less.

ALSO, a 30 foot easement for ingress and egress, being more particularly described as follows: Commence at the northeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run southerly along the East line thereof a distance of 332.91 feet to the point of beginning of the easement described herein; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 deg. 19 min. 30 sec. and run westerly to the easterly right of way line of a public road; thence turn right and run northwesterly along said right of way line to the Southwest corner of Reverend Kermit Todd, Jr.'s tract herein designated as TRACT 21; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning.

Tract 16

Commence at the Northeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 22 South, Range 2 West; thence run westerly along the North line thereof a distance of 489.63 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 98.0 feet; thence turn left 90 deg. 06 min. 34 sec. and run southerly a distance of 332.88 feet; thence turn left 89 deg. 53 min. 17 sec. and run easterly a distance of 98.0 feet; thence turn left 90 deg. 06 min. 43 sec. and run northerly a distance of 332.89 feet to the point of beginning, said property containing 0.75 acres, more or less.

ALSO, a 30 foot easement for Ingress and egress, being more particularly described as follows: Commence at the northeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run southerly along the east line thereof a distance of 332.91 feet to the point of beginning of the easement herein described; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 deg. 10 min. 30 sec. and run westerly to the easterly right of way line of a public road; thence turn right and run northwesterly along said right-of-way line to the Southwest corner of Reverend Kermit Todd, Jr.'s Tract of land; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning.

Inst # 1992-21131

09/24/1992-21131

11:11 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MJS

14.00