This instrument was prepared by: Anthony D. Snable, Attorney 2700 Highway 280 South Suite 101 Birmingham, Alabama 35223

Send Tax Notices to:

C. H. Maxwell 95 Water Oak Street Montevallo, AL 35115

## WARRANTY DEED

STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS JEFFERSON COUNTY

That in consideration of Ten and no/100---(\$10.00) Dollars and other good and valuable consideration, to the undersigned in Grantor(s), Eleanor Busby, a married woman; Evelyn Davenport, a married woman and Margie Caffee, a married woman, (herein referred + to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt \*\* of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said C.H.Maxwell (herein referred to as Grantee(s), whether one or more), C the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

### Subject to:

1. Advalorem taxes for the current tax year 1995.

2. Easements, restrictions and reservations of record.

The grantors hereby certify that the above described property does not constitute the homestead as defined by Code Section 6-10-2 of said grantor's or of said grantors spouses.

ATTORNEY MAKES NO CERTIFICATION AS TO TITLE.

TO HAVE AND TO HOLD, to the said Grantee(s) their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of ably bersons FIED

SHELBY COUNTY JUDGE OF PROBATE 00.81DOA ACD

IN WITNESS WHEREOF, we law of	have hereunto set our hands and seals, this
	Eleanor Busby
	Evelyn Davenport
	Margie Caffee
STATE OF ALABAMA )  State at 199e COUNTY)	
in said County, hereby of whose name(s) <u>is</u> signe known to me, acknowle	, a Notary Public in and for said State and certify that <u>Eleanor Busby</u> , a married woman, d to the foregoing conveyance, and who <u>is deed before me on this day</u> , that being so the conveyance, <u>she</u> executed the same the same bears date.
GIVEN under my han	and official seal on this the nucley, 1995.
(NOTARIAL SEAL)	NOTARY PUBLIC  My Commission Expires:

Motor Selder Aldermo Claimet Large My Generalista a Seption (p.8.6, 1886 The state of the s

# STATE OF ALABAMA ) State at large county )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Evelyn Davenport, a married woman, 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.

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Margie Caffee, a married woman, 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 on this the day of your 1995.

| Manuary | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995 | 1995

Notary Public, Alabama State-at-Large My Commission Expires April 5, 1998

#### EXHIBIT "A"

# DESCRIPTION OF PROPERTY

Commence at the southeast corner of SE 1/4 of NE 1/4, Section 11, Township 24, Range 12 East and run North 3 deg. 30 min. West along said forty acre line 597 feet to the point of beginning; thence continue along said forty acre line in the same direction 135 feet thence south 86 deg. 30 min. West 280 feet to the east line of a public road; thence along same south 3 deg. 30 min. east and along the east line of said public road 135 feet; thence north 86 deg. 30 min. east 284.6 feet to the point of beginning. Said lot being designated as Lot 1 according to a survey made by Harvey A. Deason on October 25, 1963.

Also the right of ingress and egress along a public road lying immediately west of the above described lot and which leads from State Highway 155 Southerly to the south line of said forty acres.

Being located in SE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 12 East; being situated in Shelby County, Alabama.

Inst # 1995-03442

O2/07/1995-03442

O1:14 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATEVY. C.

18.00