

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL WARRANTY DEED

Know All Men by These Presents, that in consideration of THREE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED and no/100 (\$316,500.00) DOLLARS by the grantees herein, the receipt whereof is acknowledged, ELON W. MADDOX, JR. AND PAMELA T. MADDOX, husband and wife, (hereinafter Grantors), do grant, bargain, sell and convey unto CHRISTOPHER J. ANDERSON AND ROBERTA A. ANDERSON, as joint tenants with right of survivorship (Grantees) all our interest in the following described real estate, situated in SHELBY COUNTY, Alabama:

Lot 812, according to the Survey of Brook Highland, and Eddleman Community, 8th Sector, 1st Phase, as recorded in Map Book 16, page 76, in the Probate Office of Shelby County, Alabama.

\$215,000.00 of the purchase price is from a first mortgage being executed simultaneously herein.

Subject to current taxes, all matters of public record, including but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mineral and mining rights are not warranted. 1997 taxes are currently a lien, but are not yet due and payable.

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns forever. And Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, ELON W. MADDOX, JR. AND PAMELA T. MADDOX have hereunto set their hand and seal, this 28th day of July, 1997.



ELON W. MADDOX, JR.



PAMELA T. MADDOX

Inst # 1997-24323

STATE OF ALABAMA
COUNTY OF JEFFERSON

08/04/1997-24323
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 110.00

I, the undersigned Notary Public in and for said county, in said State, hereby certify that ELON W. MADDOX, JR. AND PAMELA T. MADDOX, whose names 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 28th day of July, 1997.



Mark E. Tippins, Notary Public

My commission Expires: 7/23/2001

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, # 215, Birmingham, AL. 35223

Send tax notice to: Christopher Anderson, 3100 Brook Highland Drive, Birmingham, AL 35242

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