

Instrument prepared without evidence of title search

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: **Tennie Mae Mayweather**

(Name)

(Address)

50 Salem Road

Montevallo AL 35115

Inst # 1997-36644

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT THOUSAND FIVE HUNDRED and 00/100-----(\$8,500.00)-----DOLLAR

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

**RICARDO C. GADDIS and wife, CATHY B. GADDIS**

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

**TENNIE MAE MAYWEATHER**

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

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama and run westerly along the south line of said 1/4-1/4 section for a distance of 271.75 feet; thence right 53 degrees 12 minutes and run northwesterly for 118.41 feet to Point of Beginning; thence continue northeasterly along ~~las~~ described course for 40.09 feet; thence left 18 degrees 58 minutes and run northwesterly for 76.60 feet; thence left 83 degrees 02 minutes and run southwesterly for 129.90 feet to a point of intersection with the northeasterly right of way line of County Road No. 15; thence left 74 degrees 50 minutes and run southeasterly along said road right of way line for 77.00 feet; thence left 90 degrees 00 minutes and run northeasterly for 158.45 feet to point of beginning.

According to the survey of Jimmy Brasfield, Reg. No. 13404, dated November 6, 1995.

**SUBJECT TO:**

Property taxes for 1997 and subsequent years.

Mineral and mining rights are not insured.

Joint driveway as shown on survey of Jimmy Brasfield dated November 6, 1995.

11/07/1997-36644  
03:51 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 17.00

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 25<sup>th</sup>  
day of September, 19 97

\_\_\_\_\_  
(Seal)

Ricardo C. Gaddis (Seal)  
Ricardo C. Gaddis

\_\_\_\_\_  
(Seal)

Cathy B. Gaddis (Seal)  
Cathy B. Gaddis

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
SHELBY

County

General Acknowledgment

I, the undersigned authority  
in said State, hereby certify that

Ricardo C. Gaddis and wife, Cathy B. Gaddis  
a Notary Public in and for said County,

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25<sup>th</sup> day of September, 19 97

My Commission Expires: 9/98

[Signature]  
Notary Public