

STATE OF ALABAMA

**WARRANTY DEED**

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty-Four Thousand and NO/100 (\$24,000.00) Dollars and other good and valuable consideration to the undersigned, Mary Elizabeth Baker and husband, Robert C. Baker; Herbert E. Stone and wife, Nannetter Stone; Edgar M. Finn, a widower and Edgar W. Finn and wife, Michelle Finn herein referred to as Grantor, in hand paid by Richard Maddox, a married man herein referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SW 1/4 of the SE1/4 of Section 28, T19S- R2E, Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of the Southeast Quarter of said Section 28 and proceed N 0 deg. 03' 02" E along the West boundary of said SE1/4 for 1387.65 feet; thence S 58 deg. 12' 27" E 693.83 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING proceed S 31 deg. 30' 00" W 106.00 feet; thence proceed S 58 deg. 12' 27" E 68.96 feet to a point on the Northwesterly right-of-way boundary of Shelby County Highway No. 25; thence proceed N 31 deg. 30' 00" E parallel to the Northwesterly boundary of herein described parcel of land and along said highway boundary for a distance of 106.00 feet; thence proceed N 58 deg. 12' 27" W parallel to the Southwesterly boundary of said parcel for 68.96 feet, back to the POINT OF BEGINNING. Containing 0.17 acres.

This is not the homestead property of the Grantors.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; 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 Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals this the 20th day of May, 1998.

Mary Elizabeth Baker  
Mary Elizabeth Baker

Robert C. Baker  
Robert C. Baker

Herbert E. Stone  
Herbert E. Stone

Nannette Stone  
Nannette Stone

Edgar M. Finn  
Edgar M. Finn

Edgar W. Finn  
Edgar W. Finn

Michelle Finn  
Michelle Finn

Inst # 1998-18891

115/22/1998-18891  
10:56 AM CERTIFIED  
JUNE 10, 2000

STATE OF ALABAMA,  
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Mary Elizabeth Baker and husband Robert C. Baker whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of May, 1998.

*Judith C. Henderson*  
NOTARY PUBLIC  
My Commission Expires: 9/25/99

STATE OF Alabama  
Shelby COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Herbert E. Stone and wife, Nnannette Stone whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of May, 1998.

*Judith C. Henderson*  
NOTARY PUBLIC  
My Commission Expires: 9/25/99

STATE OF ALABAMA,  
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Edgar M. Finn, a widower whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of May, 1998.

*Judith C. Henderson*  
NOTARY PUBLIC  
My Commission Expires: 9/25/99

STATE OF ALABAMA,  
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Edgar W. Finn and wife, Michelle Finn whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of May, 1998.

*Judith C. Henderson*  
NOTARY PUBLIC  
My Commission Expires: 9/25/99

This document prepared by:  
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Richard Maddox

P.O. Box 699  
Harpersville, AL 35078

Inst # 1998-18891

05/22/1998-18891  
10:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 40.00