

This instrument was prepared by:  
Frank C. Galloway III  
Galloway & Moss, L.L.C.  
11 Oak Street  
Birmingham, Alabama 35213

Send tax notice to:  
Richard M. Maddox  
140 A & B Highway 25  
Harpersville, Alabama, 35078

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Fifty Eight Thousand Five Hundred and 00/100 and 00/100 Dollars (\$158,500.00)** to the undersigned grantor(s) in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we,

*EF MF*  
Edgar W. Finn and wife *E*Michelle Finn

(herein referred to as Grantor(s)) do grant, bargain, sell and convey unto

**Richard M. Maddox and Lynne W. 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 Exhibit "A" attached hereto and incorporated herein**

Subject to: (1) 1998 ad valorem taxes not yet due and payable and  
(2) all easements, rights-of-way and encumbrances of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I/we have set my/our hand(s) and seal(s), this 20th day of February, 1998.

WITNESS:

\_\_\_\_\_(Seal) *Edgar W. Finn* \_\_\_\_\_(Seal)  
Edgar W. Finn

\_\_\_\_\_(Seal) *Michelle Finn* \_\_\_\_\_(Seal)  
*MF* Michelle Finn  
*e*

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, Frank C. Galloway III, a Notary Public in and for said County, in said State, hereby certify that Edgar W. Finn and Michelle Finn whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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

*Frank C. Galloway III*  
Notary Public: Frank C. Galloway III  
My Comm. Expires 12/06/1998-39022  
01:43 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 169.50

"EXHIBIT A"

A part of the NW1/4 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 Southeast Quarter for a distance of 1522.69 feet; thence proceed N 87 deg. 19'44" E 627.46 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue N 87 deg. 19'44" E 114.26 feet; thence proceed S 69 deg. 07'29" E 223.39 feet to a point on the Westerly right-of-way boundary of Shelby County Highway Number 25; thence proceed S 31 deg. 30'00" W along said Highway Boundary for a distance of 553.26 feet; thence leaving said Highway boundary proceed N 43 deg. 21'20" W 105.16 feet; thence proceed N 38 deg. 11'13" E 80.65 feet; thence proceed N 1 deg. 36'50" W 406.31 feet to the POINT OF BEGINNING of herein described parcel of land.

The above described parcel of land is located in the NW1/4-SE1/4 and the SW1/4-SE1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.

Inst # 1998-39022

10/06/1998-39022  
01:43 PM CERTIFIED  
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