

**THIS INSTRUMENT WAS PREPARED BY:**

Mary Douglas Hawkins  
CORRETTI, NEWSOM & HAWKINS  
1804 7<sup>th</sup> Avenue North  
Birmingham, AL 35203

**Send Tax Notice To:**

Karen R. Lott  
5156 South Broken Bow Drive  
Birmingham, AL 35242

**WARRANTY DEED**

Inst # 1999-08278

03/01/1999-08278  
11:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
72.50  
003 KMS

THE STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of ONE HUNDRED SIXTY FIVE THOUSAND and No/100 (\$165,000.00) DOLLARS in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **BARRY KEITH MADDOX and wife, SARA SELINA MADDOX**, (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto **KAREN R. LOTT** (hereinafter called Grantee), the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Map and Survey of Broken Bow, 4<sup>th</sup> Addition, as recorded in Map Book 8, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

1. Ad valorem taxes for the current year, 1999.
2. Title to all minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to those as set out in Deed Book 81, Page 171, in the Office of the Judge of Probate of Jefferson County, Alabama.
3. Building setback line of 35 feet reserved from South Broken Bow Drive as shown by plat.
4. Easements as shown by recorded plat, including 10 feet on the rear of lot.
5. Restrictions, covenants and conditions as set out in instruments recorded in Misc. book 55, Page 258, and Map book 8, Page 163, in said Probate Office.
6. Easements to South Central Bell as shown by instrument recorded in Deed Book 320, Page 916, in said Probate Office.

\$106,000.00 of the purchaser price recited above was paid from the proceeds of a purchase money mortgage delivered simultaneously with delivery of the within deed.

TO HAVE AND TO HOLD to the said Grantee, her heirs, personal representatives and assigns forever.

And Grantors do for themselves and for their heirs, personal representatives and assigns, covenants with the said Grantee, her heirs, personal representatives and assigns that Grantors are lawfully seized in fee simple of said premises; that said property is free from all encumbrances; unless otherwise noted above; that they have a good right to sell and convey the same to the said Grantee, that they will and their heirs, personal representatives and assigns shall warrant and defend the same to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals this the 26 day of February, 1999.

Sara Selina Maddox (SEAL)

BARRY KEITH MADDOX

By: Sara Selina Maddox, as attorney in fact

Sara Selina Maddox (SEAL)  
SARA SELINA MADDOX

THE STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Sara Selina Maddox, whose name as attorney in fact for Barry Keith Maddox, 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, as such attorney in fact, and with full authority, executed the same voluntarily on the day the same beard date.

Given under my hand and official seal this 26 day of February, 1999.

Mary Kleudor Hankins  
NOTARY PUBLIC

My commission expires: 3/5/2000

THE STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Sara Selina Maddox, whose name 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 beard date.

Given under my hand and official seal this 26 day of February, 1999.

Mary Douglas Hawkins  
NOTARY PUBLIC

My commission expires: 3/5/2000

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