

W. Wheeler Smith, Esq.
3500 Independence Drive
Birmingham, AL 35209

SEND TAX NOTICE TO:

Larry C. Maddox
1459 Montgomery Hwy
Vestavia, Alabama 35216

WARRANTY DEED

**STATE OF ALABAMA }
SHELBY COUNTY }**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-One Thousand Seven Hundred Ninety-One and 00/100 (\$71,791.00) dollars to the undersigned Grantor, Estate of Dewey H. Garrett, deceased, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor do by these presents, grant, bargain, sell and convey unto Larry C. Maddox, a unmarried man, the following described real estate situated in Shelby County, Alabama, to-wit:

Attached as Exhibit "A"

Subject to the following:

1. Defects, liens encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof.
2. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Rights or claims of parties in possession not shown by the public records.
4. Roadways, streams, or easements, or claims or easements, if any, not shown by the public records, riparian rights and the title to any filled-in-lands.
5. All assessments and taxes for the year and all subsequent years.
6. Oil, gas mining and mineral rights and any easements, restrictions or rights of way on, under, over or across said property herein above described.

And I do for myself and for my successors and administrators covenant with the said GRANTEE, his heirs and assigns, that the Estate is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey same as aforesaid; that the Estate and its successors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

06/01/1999-22746
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HWS 86.50

Inst # 1999-22746

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 13th day of May, 1999.

ESTATE OF DEWEY H. GARRETT,
DECEASED,

By: Dewey H. Garrett Jr.
Dewey H. Garrett, Jr.,
Executor for Estate of Dewey H. Garrett, Deceased

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Dewey H. Garrett, Jr., as Executor for the Estate of Dewey H. Garrett, deceased, 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 the instrument, he, executed the same voluntarily.

Given under my hand and official seal this the 13th day of May, 1999.

W. C. [Signature]
NOTARY PUBLIC

My Commission Expires: 9-10-2001

EXHIBIT "A" TO WARRANTY DEED
ESTATE OF DEWEY H. GARRETT, DECEASED
TO LARRY C. MADDOX

Commence at the SE Corner of the SE 1/4 of the NE 1/4 Section 18, Township 21 South, Range 2 West, Thence run North 02 deg. 30min. 00 sec. West a distance of 165.33 feet; Thence run South 87 deg. 45 min. 21 sec. West a distance of 220.96 feet to the point of beginning; Thence run South 51 deg.43 min. 00 sec. West a distance of 352.13 feet; Thence run North 38 deg. 18 min. 34 sec. West a distance of 223.55 feet; Thence run North 51 deg. 43 min. 00 sec. East a distance of 352.13 feet; Thence run South 38 deg. 18 min. 34 sec. East a distance of 223.55 feet to the point of beginning, containing 1.81 acres, more or less.

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