

THIS INSTRUMENT WAS PREPARED BY: SEND TAX NOTICE TO:

Richard C. Shuleva, Attorney  
2153 Riverchase Office Road  
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Twenty Thousand Dollars (\$20,000.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **William R. Gober**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **James E. Maddox**, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

That part of Lot 21 in the Town of Montevallo, Alabama, according to the original plan of said town as recorded in the Office of the Probate Judge of Shelby County, Alabama, which is described as follows: Begin at the NE of the Easternmost corner of said Lot 21, said point being the Westernmost intersection of Broad or Main Street and Middle Street and run Northwest parallel and along said Middle Street for a distance of 100 feet to a point of beginning; thence Southwest parallel with Broad or Main Street and perpendicular to Middle Street a distance of 46.6 feet, more or less; thence Northwest perpendicular to said Broad or Main Street a distance of 25 feet; thence Northeast parallel with Broad or Main Street 46.6 feet, more or less, to the Southwest line of Middle Street and thence Southeast along said line of Middle Street 25 feet to the point of beginning, the same being a part of the lot known as the H.C. Reynolds Store Lot; being situated in Shelby County, Alabama.

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

The legal description set out herein were furnished to preparer by the grantors herein without the benefit of survey.

**TO HAVE AND TO HOLD** to the said GRANTEE, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1<sup>st</sup> day of March, 2000.

William R. Gober  
William R. Gober

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **William R. Gober**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of March, 2000.

May 27, 2003  
My Commission Expires

Jennifer W. Young  
Notary Public

12/21/2000-44552  
03:57 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HMB 31.00