

CLERK'S DEED

STATE OF ALABAMA
SHELBY COUNTY

WHEREAS, by order of the Circuit Court of Shelby County, Alabama entered on August 16, 1994, as amended by order of said Court dated August 22, 1994, in Case Number CV-92-788, the Clerk of the Circuit Court of Shelby County, Alabama was ordered to sell the hereinafter described real estate at public outcry to the highest bidder for cash; and the Clerk of this Court having proceeded to sell said real estate at public outcry to the highest bidder on October 7, 1994, as ordered by this Court, and after said sale, was reported by the Clerk as provided for in the aforesaid orders of the Circuit Court, which said report was allowed to lie over for exceptions for ten (10) days, and no exceptions being filed thereto; and the Circuit Court, by its order of the 31st day of October, 1994, having entered its final decree confirming the sale of said property and therein ordering and directing the Clerk of the Court to execute a Clerk's Deed to convey the hereinafter described real estate and all the right, title, claim and interest of the parties plaintiff and defendant to Richard Maddox for the sum of Two hundred forty thousand and no/100 (\$240,000.00) Dollars, which said sum has been paid by said purchaser to the undersigned Clerk of Court, the receipt whereof is hereby further acknowledged, as consideration for the real estate described herein which is situated in Shelby County, Alabama and more particularly described as follows:

PARCEL ONE: The Northeast Quarter of the Southeast Quarter, Section 15, Township 21 South, Range 1 East; also, that part of the Southwest Quarter of the Southwest Quarter, Section 14, Township 21 South, Range 1 East lying West of the Public Road leading from Wilsonville to Shelby except a strip 20 rods wide across the North side; also, the following described tract beginning at the Northwest corner of the Northwest Quarter of the Southwest Quarter, Section 14, Township 21 South, Range 1 East and run East 6 rods; run thence South 35 rods; thence run West 6 rods; thence run North 35 rods to point of beginning, containing in all 51 acres more or less. Situated in Shelby County, Alabama.

PARCEL TWO: All that part of the N 1/2 of SW 1/4 of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, lying West of the public road running from Wilsonville to Shelby EXCEPT a part described as beginning at the NW corner of the NW 1/4 of SW 1/4 of said Section 14 and run East 6 rods; thence South 35 rods; thence West 6 rods; thence North 35 rods to point of beginning. Also all that part of a strip 20 rods wide across the North side of the SW 1/4 of SW 1/4 of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, that lies West of the public road running from Wilsonville to Shelby. Situated in Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
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LESS AND EXCEPT those certain parcels previously conveyed by deeds recorded in Deed Book 295, Page 769; Deed Book 291, Page 553; and Deed Book 306, Page 343, in Probate Office of Shelby County, Alabama.

It is intended to described all real estate in Shelby County, Alabama, which Browne Evans owned or in which he had an interest at the time of his death whether correctly described herein or not.

NOW, THEREFORE, in consideration of the above premises, I, Dan Reeves, Clerk of the Circuit Court of Shelby County, Alabama, and by virtue of the authority vested in me by the decrees of the Circuit Court of Shelby County, Alabama aforesaid, do hereby grant and convey all right, title, claim and interest of all the parties plaintiff and defendant in the above described cause designated as Case Number CV-92-788, Circuit Court of Shelby County, Alabama to the said Richard Maddox.

TO HAVE AND TO HOLD, to the said Richard Maddox, his heirs and assigns forever.


IN TESTIMONY WHEREOF, I hereunto set my hand and seal of Office of the Circuit Court of Shelby County, 18th Judicial Circuit, City of Columbiana, State of Alabama, this the 1st day of November, 1994.


Dan Reeves, Circuit Court Clerk
18th Judicial Circuit
Shelby County, Alabama

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for the county of Shelby and State of Alabama, hereby certify that Dan Reeves, who is known to me to be the Circuit Clerk of the Circuit Court of Shelby County, Alabama, in said county and in said state, whose name is signed to the foregoing conveyance, acknowledged before me on this day, that being informed of the contents of this conveyance, he executed the same voluntarily in his capacity as Clerk on the day the same bears date.

Given under my hand and official seal, this 1st day of November, 1994.


Notary Public

MY COMMISSION EXPIRES AUGUST 20, 1998

I, the undersigned, hereby certify that the above and foregoing is a true and exact copy of the original deed issued by the Circuit Court of Shelby County, Alabama on the 1st day of November, 1994.


Frank C. Ellis, Jr., Attorney at Law

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