

Send Tax Notice To:  
Donald R. Maddox

PID#

**WARRANTY DEED, JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of  
**Ten and 00/100 (\$10.00) 5,000**  
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is  
acknowledged, I or we,

**Joe T. Parker and Margaret Parker, husband and wife**

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell  
and convey unto

**Donald R. Maddox and Micki P. Maddox**  
(herein referred to as Grantees), for and during their joint lives and upon the death of any or  
either of them, then to the survivor of them in fee simple, together with every contingent  
remainder and right of reversion, the following described real estate, situated in **Shelby**  
County, Alabama, to-wit:

**See Exhibit "A" Attached Hereto For Legal Description**

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2004 and subsequent years not yet due and  
payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident  
thereto.

THE ATTORNEY PREPARING THIS INSTRUMENT HAS NOT SEARCHED THE TITLE OF  
THE PROPERTY CONVEYED HEREIN, NOR MAKES ANY REPRESENTATION CONCERNING  
THE VALIDITY OF THE SAME.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and  
appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, To the said Grantees, for and during their joint lives and  
upon the death of any or either of them, then to the survivor of them in fee simple, and to the  
heirs and assigns of such survivor 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 in and to the property described hereinabove 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 said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with  
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee  
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they  
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and  
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said  
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all  
persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 4th  
day of March, 2004.

Joe T. Parker  
Joe T. Parker

Margaret Parker  
Margaret Parker

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joe T. Parker and Margaret Parker, husband and wife** 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 4th day of March, 2004

(AFFIX SEAL)

Heborah L. Horton  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

**MY COMMISSION EXPIRES**  
- 3-28-2004

OUR FILE NO.: DEED

This instrument prepared by:

**W. Russell Beals, Jr., Attorney at Law**

BEALS & ASSOCIATES, P.C.

4898 Valleydale Road #B-3

Birmingham, AL 35242

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**A parcel of land situated in the NE-1/4 of Section 8, Township 18 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows:**

**Begin at the SW Corner of the NE-1/4 of the NE-1/4 of Section 8, Township 18 South, Range 1 East; thence N-88 Degrees 22 Minutes 59 Seconds W, 99.85 feet to an iron pin; thence N-0 Degrees 01 Minute 24 Seconds W, 99.87 feet to an iron pin; thence S-88 Degrees 27 Minutes 36 Seconds E, 99.95 feet to an iron pin on the West line of said 1/4-1/4 section; thence N-0 Degrees 01 Minute 41 Seconds E, along and with said West line, 823.92 feet to an iron pin; thence N-90 Degrees 00 Minutes 00 Seconds E, 197.41 feet to an iron pin; thence S-37 Degrees 17 Minutes 41 Seconds E, 400.83 feet, more or less, to the center of Shoal Creek, thence in a southerly direction, along and with said creek to the intersection with the West line of the SE-1/4 of the NE-1/4, for the purpose of this description along and with the following eleven courses: S-11 Degrees 22 Minutes 07 Seconds W, 145.48 feet; S-17 Degrees 39 Minutes 50 Seconds W, 112.91 feet; S-19 Degrees 02 Minutes 47 Seconds W, 108.63 Feet, S-06 Degrees 21 Minutes 44 Seconds W, 136.66 feet; S-06 Degrees 25 Minutes 51 Seconds E, 88.49 feet; S-21 Degrees 24 Minutes 57 Seconds W, 173.30 feet; S- 43Degrees 54 Minutes 25 Seconds W, 80.13 feet; S-31 Degrees 05 Minutes 36 Seconds W, 103.44 feet; S-47 Degrees 26 Minutes 18 Seconds W, 73.65 feet; S-20 Degrees 47 Minutes 35 Seconds W, 156.12 feet; S-57 Degrees 11 Minutes 30 Seconds W, 65.95 feet; thence N-0 Degrees 01 Minute 35 Seconds E, along and with the West line of the SE-1/4 of the NE-1/4, 510.74 feet to the Point of Beginning, containing 9.8 acres, more or less.**

**Together with the following described Easement for utilities, Ingress and Egress:**

**Commence at the SW Corner of the NE-1/4 of the NE-1/4 of Section 8, Township 18 South, Range 1 East; thence N-88 Degrees 22 Minutes 59 Seconds W, 99.85 feet to an iron pin; thence N-0 Degrees 01 Minute 24 Seconds W, 99.87 feet to an iron pin; thence S-88 Degrees 27 Minutes 36 Seconds E, 99.95 feet to an iron pin on the West line of said 1/4-1/4 section; thence N-0 Degrees 01 Minute 41 Seconds E, along and with said West line, 823.92 feet to an iron pin; thence N-90 Degrees 00 Minutes 00 Seconds E, 197.41 feet to an iron pin and the Point of Beginning of an easement, thirty feet in width, lying Easterly of the following described line: thence N-00Degrees 00 Minutes 00 Seconds W, 183.66 feet; thence N-18 Degrees 48 Minutes 30 Seconds W, 340.00 feet to the southerly right of way of Shelby County Highway 41, and the End of said line and said easement.**