

THIS INSTRUMENT PREPARED BY:
KATHERINE C. HORTBERG
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

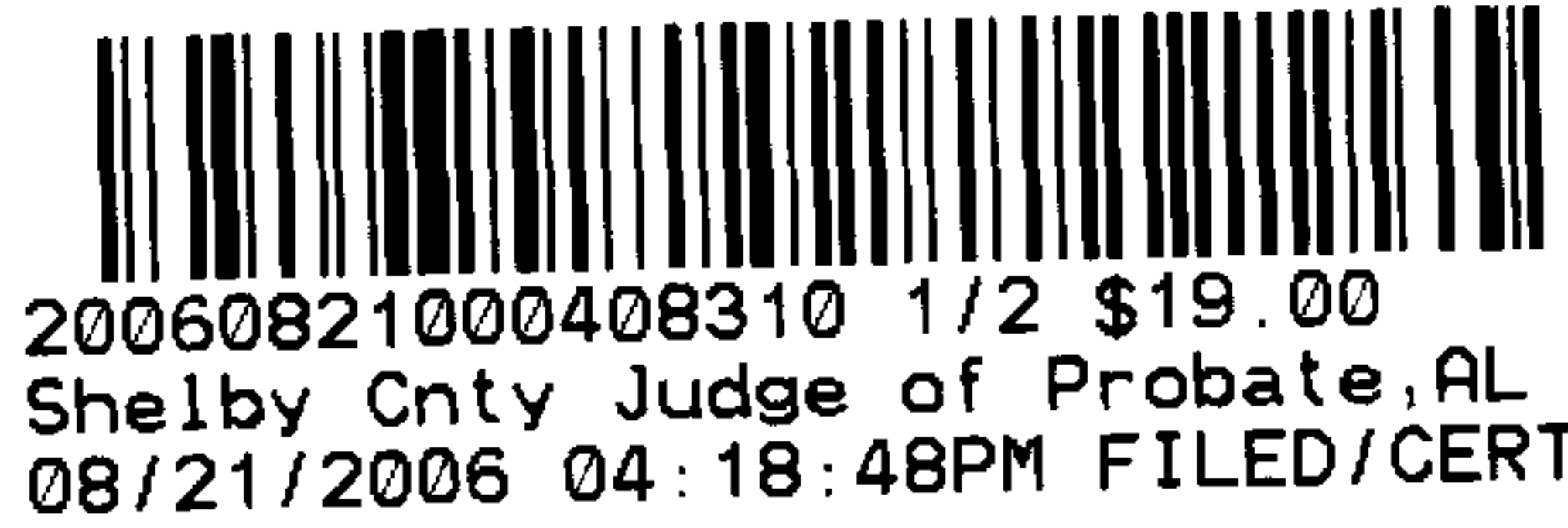
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEES' ADDRESS:
Gary L. Maddox
127 Clairmont Road
Sterrett, Alabama 35147-7011

GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)

\$5000.00 value

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Thousand and 00/100 (\$1,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Alice D. Bain**, a single individual (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Alice D. Bain**, a single individual, **Gary L. Maddox and Alice E. Maddox**, husband and wife (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Alice D. Bain is the surviving grantee of that certain deed recorded in Instrument 2000-39183 in the Probate Office of Shelby County, Alabama; the other grantee, Samuel R. Bain, having died on or about August 6, 2006.

Note: The preparer of this deed has not researched the title to this real property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns 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 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, **Alice D. Bain**, has hereunto set her hand and seal this the 18th day of August, 2006.

Alice D. Bain

Alice D. Bain

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Alice D. Bain, a single individual, 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of August, 2006.

Dawn Ross

NOTARY PUBLIC
My Commission Expires: 3/20/2010

EXHIBIT A
LEGAL DESCRIPTION

Part of the Southeast diagonal 1/2 of the SE 1/4 of NE 1/4 of Section 16, Township 19 South, Range 2 West of Huntsville Principal Meridian, Shelby County, Alabama, as follows: Begin at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 16; then in a Northerly direction on Easterly. boundary of 1/4 1/4 Section 250.00 feet turn an angle of 88 deg. 30 min. to left to West 428.10 feet to Northwest right of way of County Road for beginning point for tract of land; continue in line Westerly on course 650.70 feet to intersection with NE -SW diag. line of 1/4 1/4 Section; then turn an angle of 134 deg. 02 min. 44 sec. to right in Northeast direction 692.72 feet; then turn an angle of 106 deg. 13 min. 40 sec. right to Southeast 515.50 feet to intersection with Northwest boundary of County road; then turn an angle of 90 deg. 00 min. to right in Southwesterly direction 32.16 feet to point of beginning of a curve to the left with a radius of 2,905.99 feet, arc subtended by central angle of 1 deg. 20 min. 16 sec. with chord 67.84 feet; then along arc of the Northwest boundary of right of way 67.84 feet to the point of beginning. Containing 4.310 acres, more or less.

Mineral and mining rights excepted.



20060821000408310 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/21/2006 04:18:48PM FILED/CERT

Shelby County, AL 08/21/2006
State of Alabama

Deed Tax: \$5.00