


S R M

Send Tax Notice to: Robert Madison, Jr.
4863 Hutson Avenue
Birmingham, Al 35207

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051


20070608000267480 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/08/2007 08:44:41AM FILED/CERT

GENERAL WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and love and affection**, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/WE, **ROBERT MADISON and wife, PEARL MADISON**, (herein referred to as grantor) do grant, bargain, sell and convey unto our son, **ROBERT MADISON, JR.**, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:


Commence at the southeast corner of the NE 1/4 of Section 1, Township 22 South, Range 1 West thence run North along the east line of said Section a distance of 828.65 feet; thence turn an angle of 92 deg. 54 min. to the left and run a distance of 1871.72 feet to the east R/O/W line of the Columbiana-Shelby Highway; thence turn an angle of 124 deg. 22 min. to the left and run along said R/O/W line a distance of 190.70 feet; thence turn an angle of 1 deg. 08 min. to the right and run along said R/O/W line a distance of 754.95 feet to the point of beginning of the lot herein described; thence run east and parallel with the south line of said Section 1 a distance of 435 feet; thence run north and parallel with the east line of said Section a distance of 100 feet; thence west and parallel with the south line of said Section to the easterly right of way line of said Columbiana-Shelby paved road; thence run in a southeasterly direction along said Highway R/O/W to the point of beginning; being situated in the S 1/2 of SE 1/4 of NE 1/4 of Section 1, Township 22, Range 1 West and in S 1/2 of SW 1/4 of NE 1/4 of said Section 1.


Subject to easements, restrictions and right-of-way of record, if any.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5 day of June, 2007.


Robert Madison


Pearl Madison

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared **Robert Madison and wife, Pearl Madison**, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.



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Given under my hand and official seal this 5th day of June, 2007.

Judy R Davis (SEAL)
Notary Public
My Commission Expires: 10/10/2010

Shelby County, AL 06/08/2007
State of Alabama

Deed Tax: \$5.00