


This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Birmingham, Alabama 35243

Send Tax Notice To:
James M. Maddox
634 Parkside Circle
Helena, AL 35080

WARRANTY DEED


20111118000349060 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
11/18/2011 08:46:21 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Three Thousand Three Hundred Eighty-Eight and 00/100 Dollars (\$103,388.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we,

Meredith Austin Moorer, (being the same as Meredith Blakley Austin) and Thomas G. Moorer, wife and husband

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

James M. Maddox

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Parkside, as recorded in Map Book 22, page 133, in the Probate Office of Shelby County, Alabama.

Meredith Blakley Austin by deed dated 10-16-09 and filed 11-04-09 in Instrument 20091104000411460, is one and the same person as Meredith Austin Moorer.


Subject to: All Easements, Restrictions, Conditions, Covenants, and Rights of Way of record.
\$100,388.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.


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

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signatures and seals, this the 28th day of October, 2011.

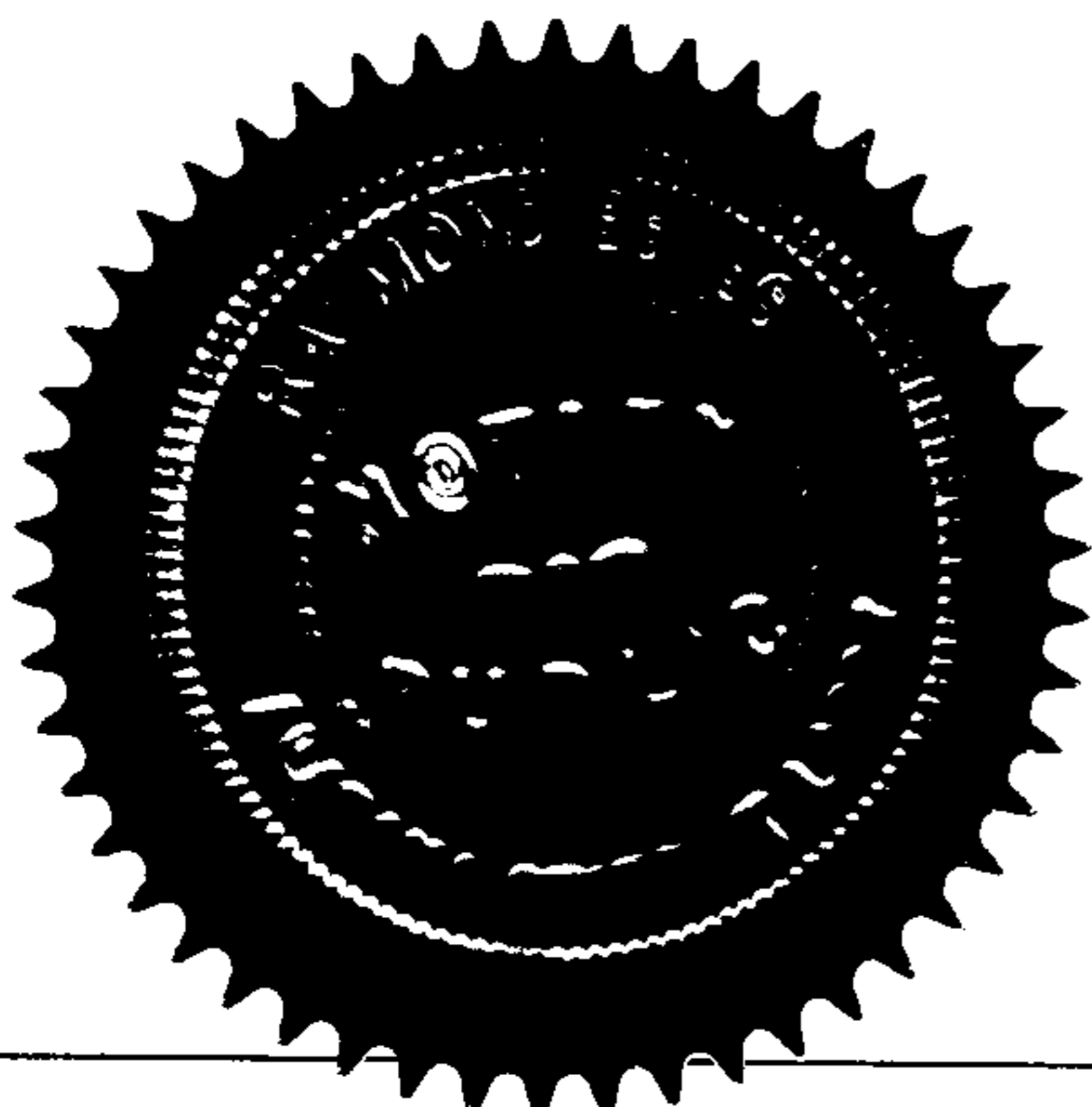

Meredith Austin Moorer



Thomas G. Moorer

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Meredith Austin Moorer and Thomas G. Moorer, whose names 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.

Given under our hands and official seals this 28th day of October, 2011.




Notary Public - R. Timothy Estes
My Commission Expires: July 11, 2015

11-08-11