

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: James W. Maddox  
2804 Alandina South Way  
B'ham Ala 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty Thousand dollars and Zero cents (\$80,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert L. Hood and wife, Cynthia M. Hood (herein referred to as grantors) do grant, bargain, sell and convey unto James W. Maddox and Shannon D. Maddox (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$48,000.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of December, 2013.

(Seal)

Robert L. Hood (Seal)

(Seal)

Cynthia M. Hood (Seal)  
By: Robert L. Hood  
As Power of Attorney

(Seal)

By: Robert L. Hood (Seal)  
Power of Attorney (Seal)

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, Mike T Atchison, a Notary Public in and for said County, in said State, hereby certify that Robert L. Hood and wife, Cynthia M. Hood, By: Robert L. Hood, as Power of Attorney 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 my hand and official seal this 23rd day of December, 2013.

My Commission Expires: 10-4-16

Mike T Atchison, Notary Public

20131226000490870 1/3 \$100.00  
Shelby Cnty Judge of Probate, AL  
12/26/2013 12:01:32 PM FILED/CERT

Shelby County: AL 12/26/2013  
State of Alabama  
Deed Tax: \$80.00

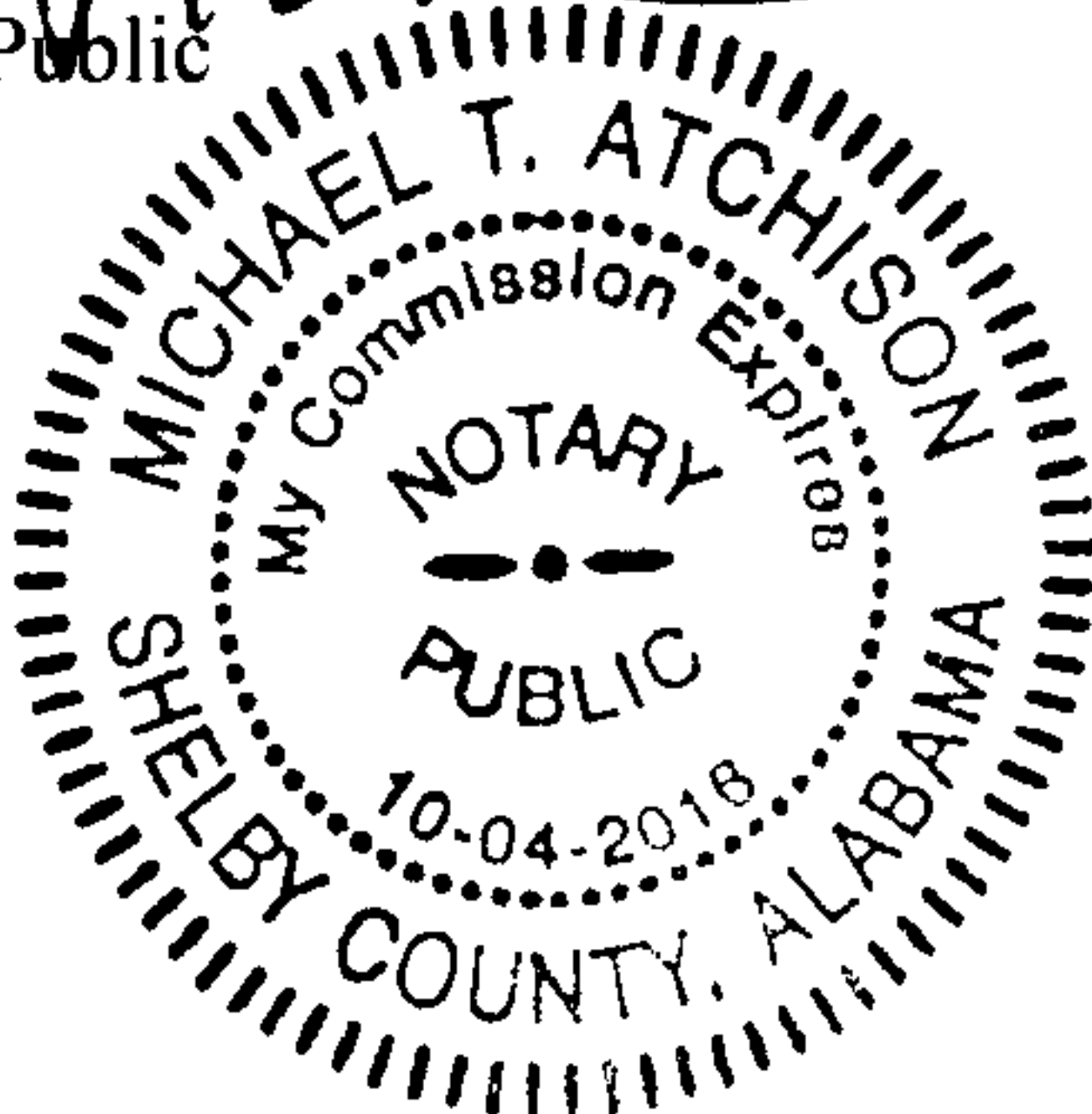
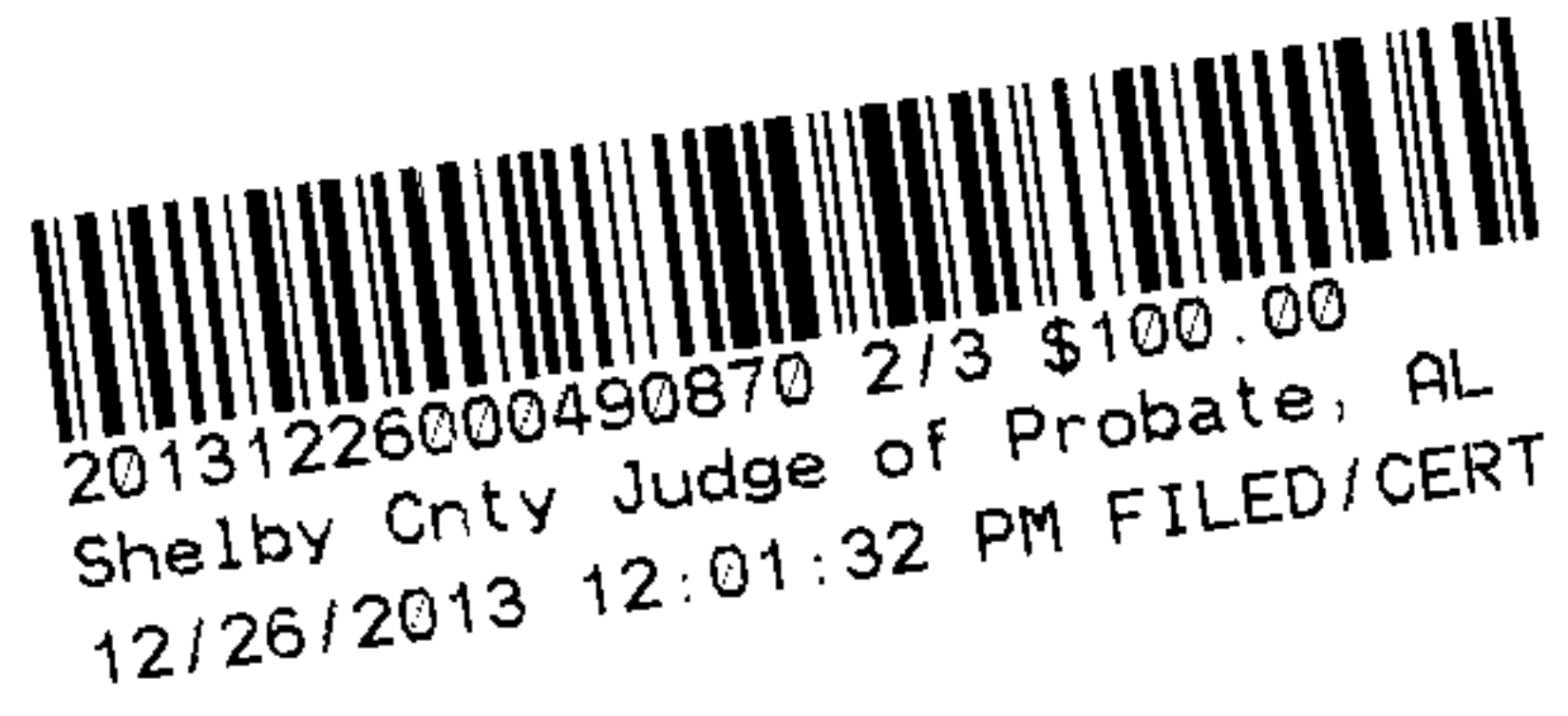




EXHIBIT A -- LEGAL DESCRIPTION

Begin at the NW corner of the SW ¼ of the SE ¼ of Section 34, Township 21 South, Range 4 West, Shelby County, Alabama, said point being the point of beginning; thence South 00 degrees 00 minutes 00 seconds East a distance of 818.74 feet; thence North 87 degrees 34 minutes 55 seconds East a distance of 420.43 feet; thence South 51 degrees 20 minutes 12 seconds East a distance of 134.88 feet; thence South 09 degrees 48 minutes 23 seconds East, a distance of 122.64 feet; thence South 11 degrees 20 minutes 12 seconds East, a distance of 297.44 feet to a point on the Northerly right of way line of Shelby County Highway 259; thence South 68 degrees 44 minutes 13 seconds East and along said right of way line a distance of 41.32 feet; thence South 89 degrees 43 minutes 55 seconds East and leaving said right of way line, a distance of 65.55 feet; thence South 02 degrees 02 minutes 34 seconds West a distance of 20.84 feet back to the right of way line of the above said Highway 10, said point being a non-tangent curve to the left, having a radius of 980.00 feet, a central angle of 00 degrees 21 minutes 02 seconds, and subtended by a chord which bears South 74 degrees 06 minutes 23 seconds East, and a chord distance of 6.00 feet; thence along the arc of said curve and said right of way line, a distance of 6.00 feet; thence South 74 degrees 16 minutes 54 seconds East and along said right of way line, a distance of 113.47 feet to a curve to the right, having a radius of 64.00 feet, a central angle of 05 degrees 42 minutes 17 seconds, and subtended by a chord which bears South 71 degrees 25 minutes 46 seconds East, and a chord distance of 6.37 feet; thence along the arc of said curve and said right of way line, a distance of 6.37 feet; thence North 04 degrees 41 minutes 48 seconds East and leaving said right of way line, a distance of 1409.86 feet; thence South 87 degrees 46 minutes 00 seconds West a distance of 945.24 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Rodney Y. Shiflett, RLS #21784, dated December 13, 2013.





Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Robert Heid Grantee's Name James Madfox  
Mailing Address 3421 Moss Brook Mailing Address 2804 Atlanta Sw Way  
Bham Ala 35243 Bham Ala 35244  
  
Property Address Hwy 259 Montevallo Date of Sale 12-23-13  
Hwy 34-21-42 At 35115 Total Purchase Price \$ 80000  
Hwy 3-02-42 Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date 12-23-13 Print Mike T. Alchison  
  
Unattested \_\_\_\_\_ Sign John T. Alchison  
(verified by) (Grantor/Grantee/Owner/Agent) circle one

