

Send tax notice to:

GRADY EATON MADDOX
99 HAWTHORN STREET
BIRMINGHAM, AL 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2015495

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Five Thousand and 00/100 and 00/100 (\$455,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, KATHRYN E. DAMRON, AN UNMARRIED WOMAN **whose mailing address** is 4125 GUILFORD ROAD, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by GRADY EATON MADDOX and CLAIRE WOODS MADDOX **whose mailing address is:** 99 HAWTHORN STREET, BIRMINGHAM, AL 35242 (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT NO. 1998-4875.
3. EASEMENT AGREEMENT BY AND BETWEEN NAIL P. DAMRON AND KATHRYN DAMRON AND BRIAN W. CARROLL AND TERESA A. CARROLL AS RECORDED IN INSTRUMENT NO. 1998-43125.
4. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENTS RECORDED IN DEED BOOK 142, PAGE 268; DEED BOOK 93, PAGE 422; DEED BOOK 131, PAGE 197, AND DEED BOOK 289, PAGE 879.
5. EASEMENT TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN INSTRUMENT NO. 1995-30142.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 24, PAGE 422.
7. CONDEMNATION FOR ROAD RIGHT OF WAY AS SET OUT IN PROBATE MINUTE 21, PAGE 323.
8. A 15 FOOT EASEMENT AS SET OUT IN DEED BOOK 298, PAGE 283, AS SHOWN ON THE SURVEY BY R.C. FARMER & ASSOCIATES, DATED SEPTEMBER 18, 1997.
9. TRANSMISSION LINE ACROSS THE WESTERLY PORTION OF SUBJECT PROPERTY AS SHOWN ON SHELBY COUNTY TAX PLATS.

\$386,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 3rd day of August, 2015.


KATHRYN E. DAMRON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATHRYN E. DAMRON, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of August, 2015.




Notary Public

Print Name:

Commission Expires:

4-30-16



20150806000270460 2/3 \$475.00
Shelby Cnty Judge of Probate, AL
08/06/2015 08:36:50 AM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 7, also the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 18 South, Range 1 East, and being more particularly described as follows:

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 18 South, Range 1 East, said point also being the point of beginning; thence South 90 degrees East along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 1216.48 feet; thence North 32 degrees 38 minutes 50 seconds East for a distance of 209.62 feet; thence North 89 degrees 14 minutes 50 seconds East for a distance of 679.23 feet; thence North 74 degrees 18 minutes 40 seconds East for a distance of 59.16 feet; thence North 57 degrees 40 minutes 47 seconds East for a distance of 58.70 feet; thence North 51 degrees 10 minutes 10 seconds East for a distance of 58.00 feet; thence North 71 degrees 00 minutes 10 seconds East for a distance of 59.87 feet; thence South 89 degrees 57 minutes 10 seconds East for a distance of 40.17 feet; thence North 89 degrees 14 minutes 50 seconds East for a distance of 400.00 feet to a point on the Northwesterly right of way line of Shelby County Highway No. 41 (90 ROW); thence North 32 degrees 14 minutes 41 seconds East along said right of way for a distance of 502.43 feet to a point on a curve to the right having a central angle of 6 degrees 29 minutes 00 seconds and a radius of 1914.08 feet, said curve subtended by a chord bearing North 35 degrees 29 minutes 11 seconds East and a chord distance of 216.48 feet; thence along the arc of said curve and along said right of way for a distance of 216.59 feet; thence North 90 degrees West and leaving said right of way for a distance of 3038.85 feet; thence South 00 degrees 46 minutes 28 seconds West for a distance of 895.18 feet to the point of beginning; being situated in Shelby County, Alabama.



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