

This instrument was prepared by: Ellis, Head, Owens & Justice P O Box 587 Columbiana, AL 35051

Send Tax Notice to: Walter Vansant P O Box 502 Columbiana, AL 35051

WARRANTY DEED STATE OF ALABAMA) **SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eight Thousand Two Hundred Fifty and No/00 Dollars (\$8,250.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Richard Maddox, a married man and Larry Maddox, a married man, (herein referred to as grantor, whether one or more) do grant, bárgain, sell and convey unto, Walter Vansant, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTORS OR THEIR RESPECTIVE SPOUSE.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of Septemer, 2015.

STATE OF ALABAMA SHELBY COUNTY

My Commission Expires:_

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard Maddox and Larry Maddox, who 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 100 day of September, 2015.

Shelby County, AL 09/17/2015 State of Alabama

Deed Tax: \$8.50

EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Southeast corner of the Southwest ¼ of the Southeast ¼ of Section 25, Township 21 South, Range 1 West, and thence run along the South line of said forty south 86°10' West 808 feet; thence South 3° East 335.2 feet; thence South 89°20' West 305 feet; thence South 17°15' West 302 feet, to the North line or margin of East College Street, also known as Kingdom Road and as Shelby County Highway #28; thence along the North line or margin of said Kingdom Road South 73°15' West 490 feet; thence North 28°45' West 314.3 feet to the South line or margin of the Columbiana-Wilsonville Highway, known now as Alabama Highway #25, which is the point of beginning of the lot herein conveyed; thence along the South line or margin of said Columbiana-Wilsonville Highway North 49°15' East 150 feet; thence South 28°45' East 150 feet; thence South 49°15' West 150 feet; thence South 28°45' East 150 feet; thence South 49°15' West 150 feet; thence South 28°45' North 49°15' South, Range 1 West, Shelby County, Alabama.

20150917000326740 2/3 \$28.50 Shelby Cnty Judge of Probate, AL

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

	Richard Maddox & Larry Maddox 5481 Caldwell Mill Road Birmingham, AL 25242	Mailing Address	-	
Property Address <u>:</u>	Birmingham, AL 35242 203 Old Hwy 25 Columbiana, AL	Date of Sale Total Purchase	Columbiana, AL 35051 9-10-15 Price \$_8,250.00	
•	or actual value claimed on this form of documentary evidence is not requ			ıeck
Bill of Sale X Sales Control Closing States If the conveyance of this form is not	ment document presented for recordation of	Appraisal Other – contains all of the required	information referenced above, the	e filing
	iling address - provide the name of the perso			ress.
	niling address - provide the name of the person of the person of the property being convey		property is being conveyed.	
	on which interest to the property was convey			
	the total amount paid for the purchase of the		being conveyed by the instrument offere	ed for
-	operty is not being sold, the true value of the idenced by an appraisal conducted by a licen		·	ed for
determined by the loca	and the value must be determined, the current of th		•	
•	ny knowledge and belief that the information this form may result in the imposition of the			any false
Date 9-10-15	Granton/Gra	ntee/Owner/Agent) circle one and Maddax		
Unattested	(Verific	ed by)		
Form RT-1				

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