

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

Send Tax Notice to:
Walter Vasant
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, bargain, sell and convey unto, **Walter Vasant, (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.

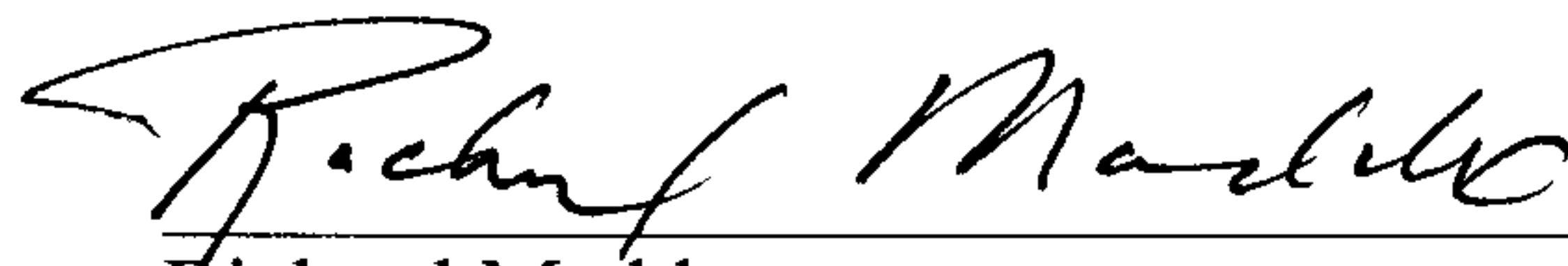
Subject to 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

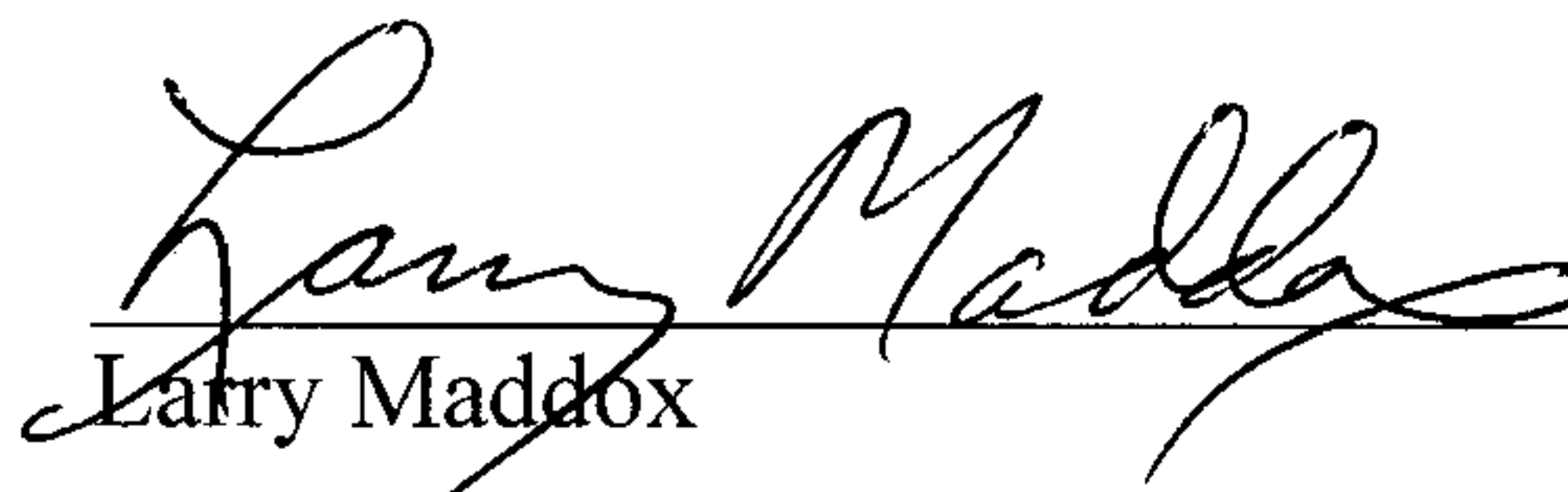
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTORS OR THEIR RESPECTIVE SPOUSE.

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.

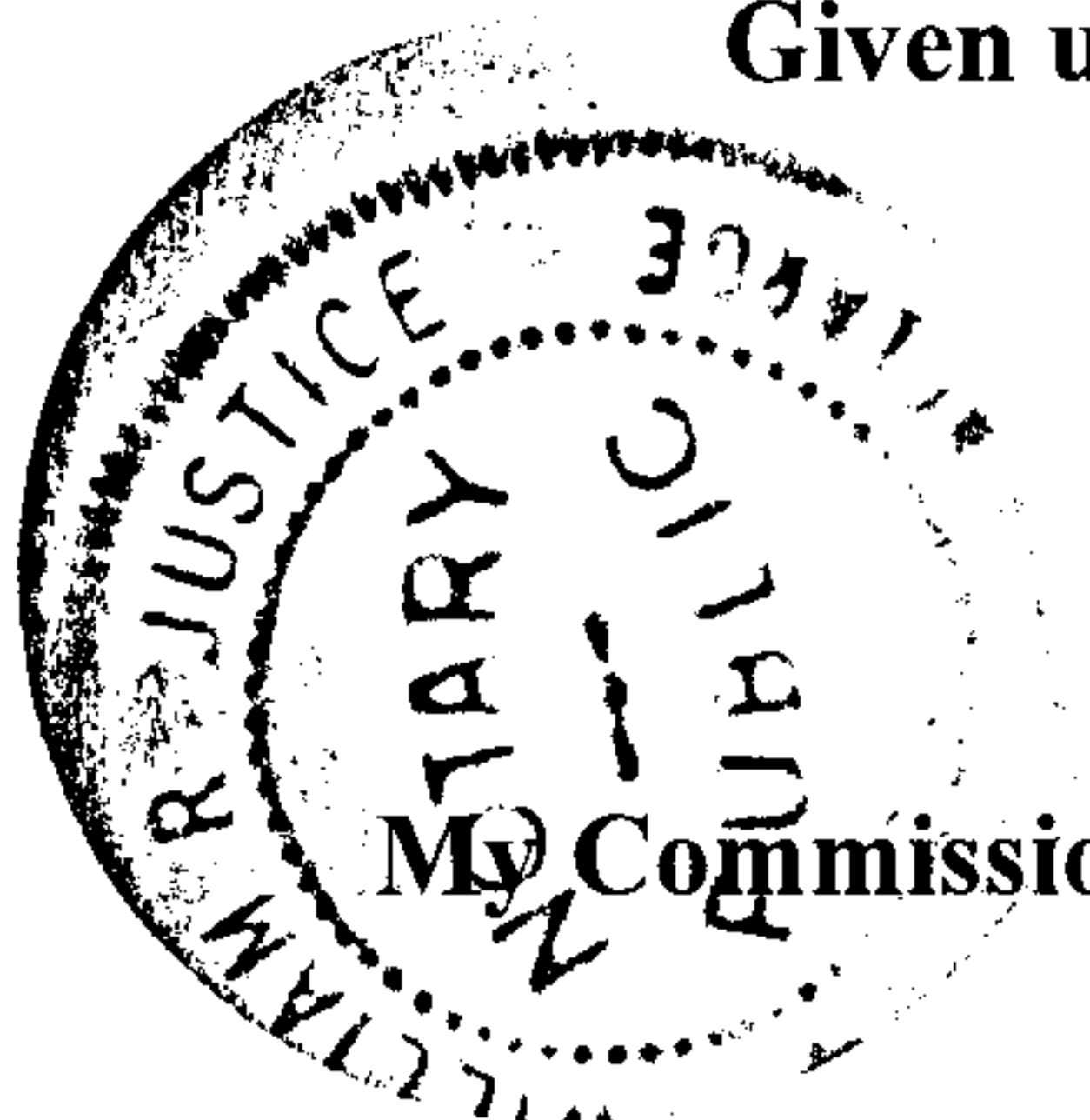

Richard Maddox


Larry Maddox

STATE OF ALABAMA
SHELBY COUNTY

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 10th day of September, 2015.



My Commission Expires: 9/12/15

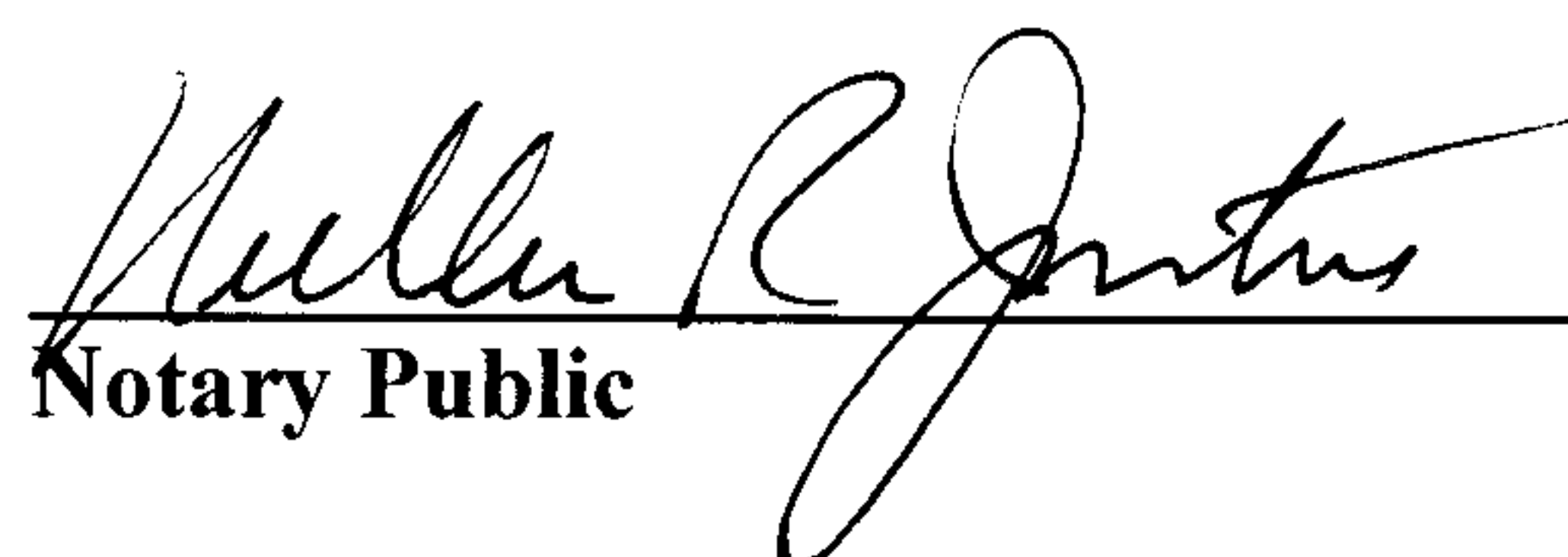

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, and thence run along the South line of said forty south $86^{\circ}10'$ West 808 feet; thence South 3° East 335.2 feet; thence South $89^{\circ}20'$ West 305 feet; thence South $17^{\circ}15'$ 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 $73^{\circ}15'$ West 490 feet; thence North $28^{\circ}45'$ 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 $49^{\circ}15'$ East 150 feet; thence South $28^{\circ}45'$ East 150 feet; thence South $49^{\circ}15'$ West 150 feet; thence North $28^{\circ}45'$ West 150 feet to the point of beginning. Being situated in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

A handwritten signature in black ink, consisting of a stylized 'H' followed by a large, loopy flourish that encircles the rest of the signature.

20150917000326740 2/3 \$28.50
Shelby Cnty Judge of Probate, AL
09/17/2015 04:09:58 PM FILED/CERT

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