

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Scott A. Maddox
353 Weatherly Club Drive
Pelham, AL 35124
(also the property address)

Corporation Form Warranty Deed, Jointly For Life With Remainder to Survivor

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred One Thousand Seven Hundred and 00/100 --
----- (\$401,700.00) Dollars
(as evidenced by the closing statement)
to the undersigned grantor, Gibson & Anderson Construction, Inc., a corporation,
(whose address is: 2539 Rocky Ridge Road, Birmingham, AL 35243)
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which
is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and
convey unto Scott A. Maddox and Bonnie P. Maddox
(whose address is the property address)
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, together with every contingent remainder and
right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.

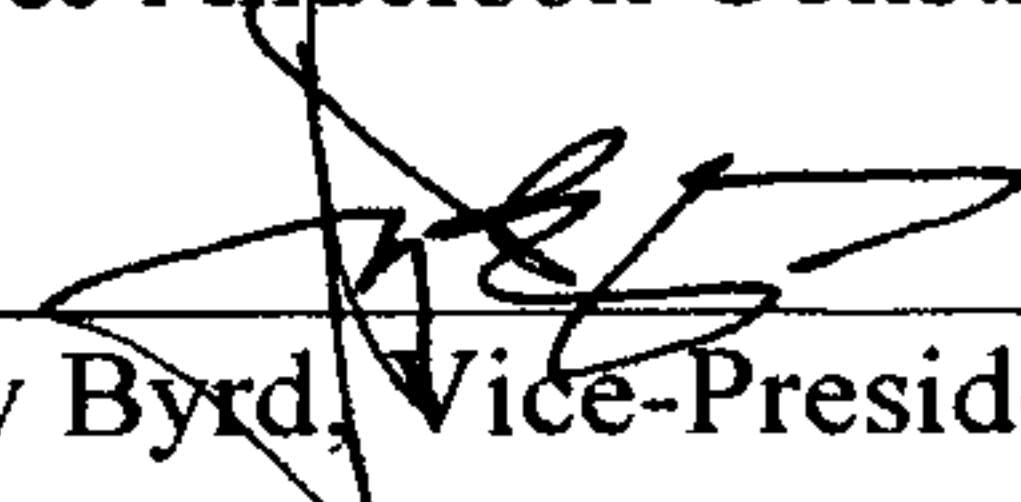
Subject to: current taxes, easements, restrictions, and rights-of-way of record.

\$ 181,700.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and
upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and
assigns of such survivor forever, together with every contingent remainder and right of reversion.
And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that
they are free from all encumbrances, that it has a good right to sell and convey the same as
aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the
said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President who is authorized
to execute this conveyance, has hereto set its signature and seal, this the 14th day of
September, 2018.

ATTEST:

Gibson & Anderson Construction, Inc.
By: 
Jay Byrd, Vice-President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Corporate Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County in said State, hereby
certify that Jay Byrd whose name as Vice President of Gibson & Anderson Construction
Inc. , a corporation, is signed to the foregoing conveyance, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance, he,
as such officer and with full authority, executed the same voluntarily for and as the act of said
corporation.

Given under my hand and official seal, this the 14th day of September , 2018.

My Commission Expires: 9/22/21


Caroline Harrington Allen, Notary Public

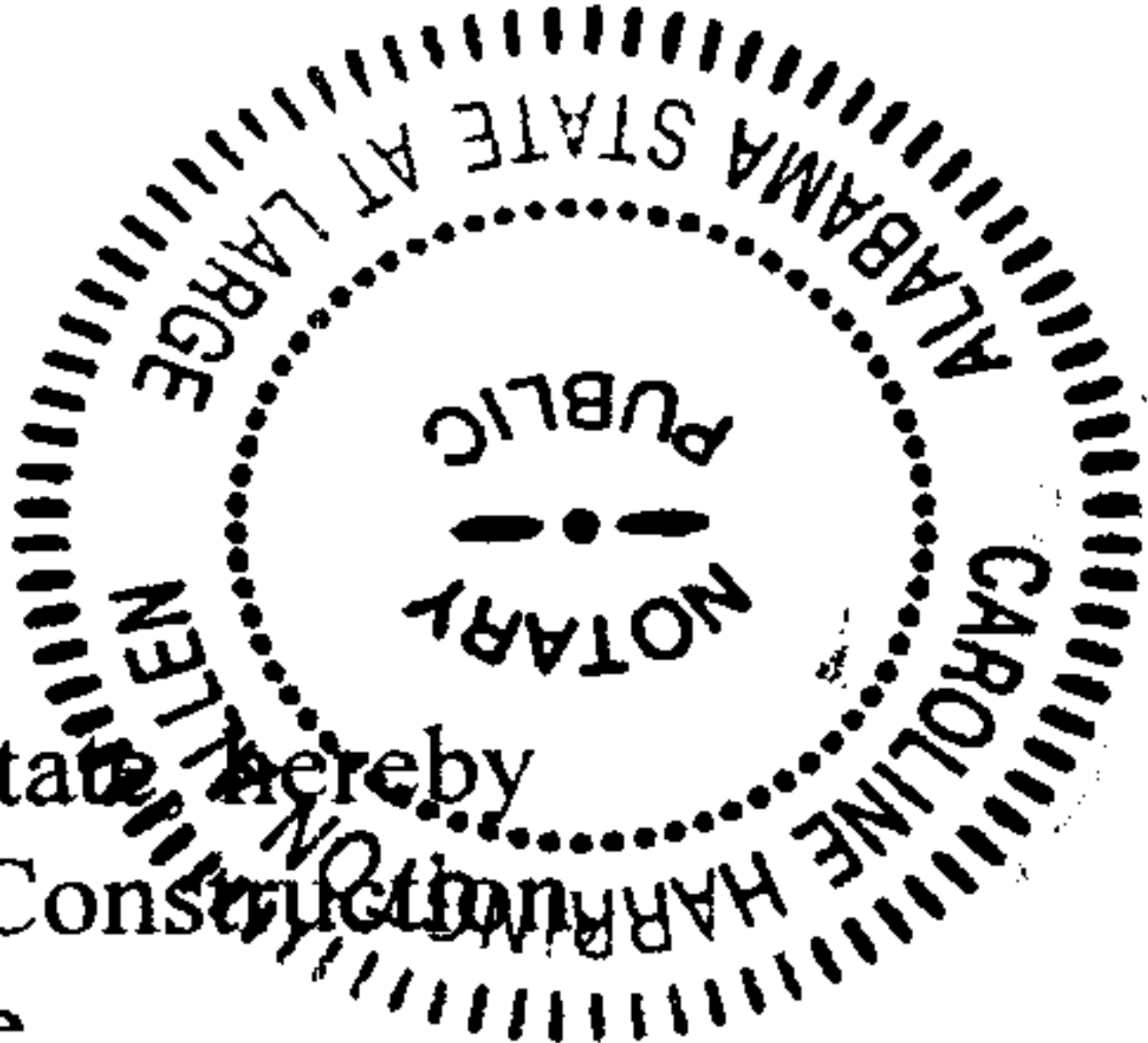
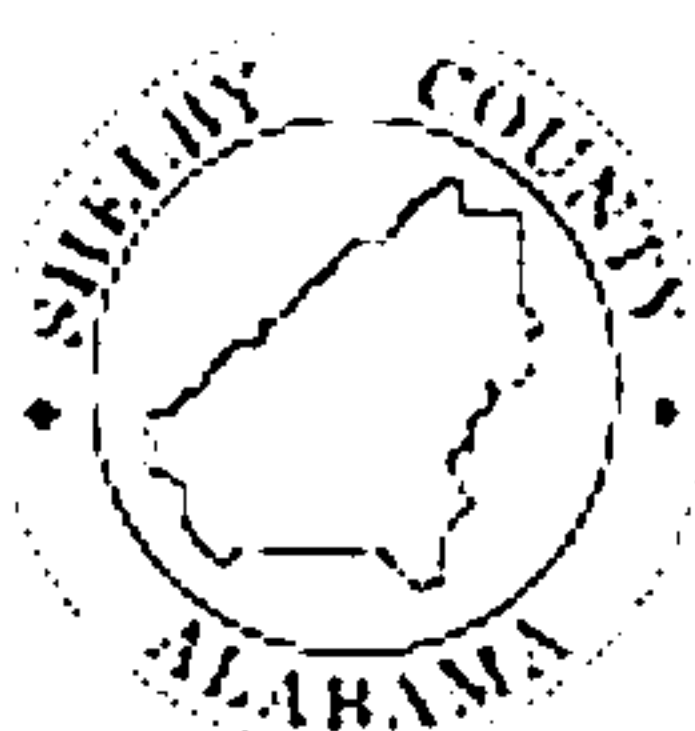


Exhibit "A"

Attached Legal Description

Lot 2633, according to the Survey of Weatherly Highlands, The Ledges-Sector 26 Phase I, as recorded in Map Book 26, Page 145, in the Probate Office of SHELBY County, ALABAMA.

Together with certain rights and benefits under the Declaration of Protective Covenants for Weatherly Highlands, the Ledges – Sector 26 – Phase I dated May 4, 2000 and filed of record as Inst. No. 2000-14750, in the Probate Office of Shelby County, Alabama, including, without limitation, the rights and benefits of the insured as successor in interest to Weatherly Partners, L.L.C. under the Covenants.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/14/2018 02:30:51 PM
\$238.00 JESSICA
20180914000331150

Allen S. Bayl