

Send Tax Notice to:
Jeffrey Dale Cardwell, Jr. and Abigail
E. Cardwell
249 Parliament Parkway
Maylene, AL 35114

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-13411**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$389,900.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Leslie Genia Maddox, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

7733 Highway 17, Alabaster, AL 35114

by **Jeffrey Dale Cardwell, Jr. and Abigail E. Cardwell (herein referred to as "Grantee," whether one or more)**, whose mailing address is

2153 Grove Landing Way, Grovetown, GA 30813

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **249 Parliament Parkway, Maylene, AL 35114-5461**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$311,920.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Jerry C. Maddox, co-grantee with joint rights in that certain deed at Instrument #20130311000099330, died on or about August 10, 2015.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 01 day of November 2023.

Leslie Maddox
Leslie Genia Maddox

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Leslie Genia Maddox whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 01 day of November, 2023.

Cassy L. Dailey
Notary Public

My Commission Expires: 5.2.26

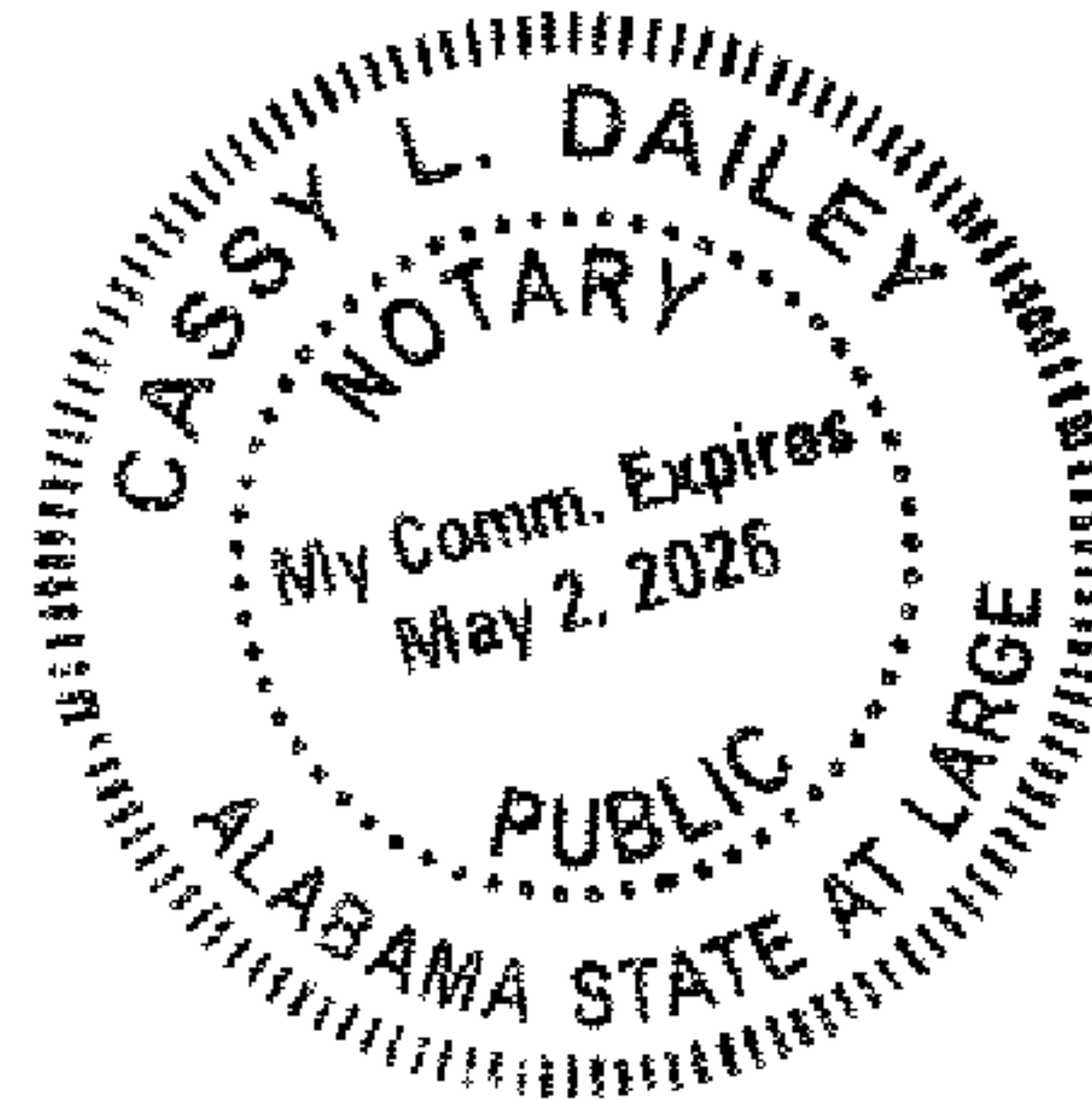


EXHIBIT A

Property 1:

Lot 503, according to the Survey of Cedar Grove at Sterling Gate Sector 2 Phase 12A, as recorded in Map Book 38, Page 45, in the Probate Office of Shelby County, Alabama,



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2023 12:15:08 PM
\$106.00 JOANN
20231102000322950

Allen S. Bayl