

THE STATE OF ALABAMA,

6139

Know All Men by These Presents,

Shelby

County

See Mtg 355-475

That for and in consideration of Forty Six Thousand Six Hundred Fifty and no/100-----

Dollars

to the undersigned grantor Billy D. Eddleman and wife Bobbie D. Eddleman

in hand paid by Realty Brokers, Inc.

the receipt whereof is acknowledged we the said Billy D. Eddleman and wife

Bobbie D. Eddleman

do grant, bargain, sell and convey unto the said Realty Brokers, Inc.

the following described real estate, to-wit: A parcel of land located in the West 1/2 of the Northwest 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, known as, or to be known as, Cahaba Manor - First Sector, more particularly described as follows:

Begin at the Northeast corner of Lot 1, Block 5 of Cahaba Valley Estates - Seventh Sector as recorded in Map Book 6, page 82 in the office of the Judge of Probate in Shelby County, Alabama; thence in a Southerly direction, along the East line of said Lot 1, a distance of 140.02 feet; thence 90 degrees right, in a Westerly direction, along the South line of said Lot 1, a distance of 60.0 feet; thence 90 degrees left, in a Southerly direction, a distance of 265.0 feet; thence 90 degrees left, in an Easterly direction, a distance of 125.41 feet; thence 3 degrees 23 minutes 17 seconds left, in a Northeasterly direction, a distance of 50.25 feet; thence 5 degrees 52 minutes 21 seconds right, in a Southeasterly direction, a distance of 101.69 feet; thence 83 degrees 16 minutes 13 seconds left, in a Northeasterly direction, a distance of 497.62 feet; thence 99 degrees 02 minutes 51 seconds left, in a Westerly direction, a distance of 62.39 feet to the beginning of a curve to the right, said curve having a central angle of 18 degrees 33 minutes 52 seconds and a radius of 232.41 feet; thence along arc of said curve a distance of 75.30 feet to the end of said curve and the beginning of a curve to the right, said curve having a central angle of 82 degrees 29 minutes 42 seconds and a radius of 25.0 feet; thence along arc of said curve a distance of 38.18 feet to the end of said curve, being a point on the Southeasterly Right of Way Line of Valleyview Drive; thence 180 degrees, measured to tangent of a curve to the right, said curve having a central angle of 64 degrees 20 minutes 47 seconds and a radius of 180 feet, being the Southeasterly Right of Way of said Valleyview Drive; thence along arc of said curve a distance of 202.15 feet to the Point of Beginning.

Contains 3.11 acres approximately.

Subject to existing easements, restrictions, set back lines, right-of-ways, limitations, if any, of record.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.



19760621000056760 1/3 \$.00
Shelby Cnty Judge of Probate, AL
06/21/1976 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, TO THE SAID Realty Brokers, Inc., its successors and assigns
forever

~~XXXXXX~~

And we do, for ourselves and for our heirs, executors and administrators,
covenant with the said Realty Brokers, Inc. its successors

~~XXXXXX~~ and Assigns, that We are lawfully seized in fee simple of said
premises; that they are free from all encumbrances, and that we
have a good right to sell and convey the same as aforesaid; that we will,
and our heirs, executors and administrators shall, warrant and defend the same to the said
Realty Brokers, Inc., its successors

~~XXXXXX~~ and Assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand s and seal s, this

8th day of June, 19 76.

WITNESSES:

Billy D. Eddleman (SEAL)
Bobbie B. Eddleman (SEAL)
(SEAL)



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Shelby Cnty Judge of Probate, AL
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BOOK 299 PAGE 386

THE STATE OF ALABAMA,

Shelby

County

I, the undersigned

a Notary Public

in and for said County, in said State, hereby

certify that Billy D. Eddleman and Bobbie D. Eddleman

whose names 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 8th day of June

A. D. 19 76

Chalene Reed

THE STATE OF ALABAMA,

County

I,

a in and for said County, in said State, hereby certify that

a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that

voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that

attested the same in the presence of the Grantor, and of the

other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand, this day of

JUDGE OF PROBATE

Carroll M. Brundage

Doc 1976-355-475

1976 JUN 21 AM 7:20

STATE OF ALABAMA
SHELBY CO.
JUDGE OF PROBATE
THIS DOCUMENT WAS FILED

THE STATE OF ALABAMA,

County

I,

a in and for said County, in said State, hereby certify that on the day of 19

came before me the within named known to me (or made known to me),

to be the wife of the within named

who, being examined separate and apart from the husband, touching her signature to the within

acknowledged that she signed the same of her own

free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this day of A. D. 19



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