

This instrument was prepared by



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Shelby Cnty Judge of Probate, AL
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(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1.5 Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY THOUSAND & NO/100 (\$120,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William N. Eddins and wife, Frances H. Eddins; John O. Eddins and wife, Jane H. Eddins (herein referred to as grantors) do grant, bargain, sell and convey unto

Arthur S. Ludwig, Jr. and wife, Alma B. Ludwig

(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:

A parcel of land situated in Sections 28, 29, 32 and 33, Township 21 South, Range 2 West, be more particularly described as follows: Commence at the Northwest corner of Section 33, Township 21 South, Range 2 West; run thence in an Easterly direction along the North line of said Section for a distance of 1,234.27 feet to a point on the Southwesterly right of way line of U.S. Highway #31; thence turn an angle to the left of 111° 25' and run in a Northwesterly direction along the Southwesterly right of way line of U.S. Highway #31 for a distance of 335.30 feet to the point of beginning of a curve to the right, said curve having a central angle of 30° 47' 12" and a radius of 2,830.14 feet; thence run along the arc of said curve to the right continuing in a Northwesterly direction along the Southwesterly right of way line of U.S. Highway #31 for a distance of 187.04 feet; thence turn an angle to the left of 78° 42' 02" from the tangent of last described course and run in a Southwesterly direction for a distance of 1,030.16 feet; thence turn an angle to the left of 230° 34' 53" and run in a Southwesterly direction for a distance of 339.00 feet; thence turn an angle to the left of 84° 34' 41" and run in a Southeasterly direction for a distance of 918.66 feet; thence turn an angle to the left of 84° 47' 23" and run in a Northeasterly direction for a distance of 257.0 feet; thence turn an angle to the right of 92° 30' and run in a Southeasterly direction for a distance of 588.29 feet to a point on the Northwesterly line of a parcel of land recorded in Deed Book 125, page 194 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 94° 07' 18" and run in a Northeasterly direction along the Northwesterly line of said parcel for a distance of 1065.29 feet to a point on the Southwesterly right of way line of U.S. Highway #31; thence turn an angle to the left of 90° 30' 55" and run in a Northwesterly direction along the Southwesterly right of way line of U.S. Highway #31 for a distance of 782.63 feet to the point of beginning.

Subject to utility easements and road rights of way of record.

SUBJECT TO THE FOLLOWING:

Public Highway right of way as recorded in Probate Office of Shelby County, Alabama in Deed Book 102, page 270; transmission line permit to Alabama Power Company recorded in Deed Book 143, page 463; Easement to Alabama Power Company recorded in Deed Book 143, page 357 in said Probate Office.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12th day of February, 1981.

WITNESS: *William N. Eddins* (SEAL)
Frances H. Eddins (Seal)
John O. Eddins (Seal)
Jane H. Eddins (Seal)
1981 FEB 12 AM 11:25
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William N. Eddins and Frances H. Eddins; John O. Eddins and Jane H. Eddins 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of February, A. D., 1981.

Lamie Brasher
Notary Public.