

This instrument was prepared by:
(Name) Billy D. Eddleman
(Address) 510 Bank for Savings Building
Birmingham, AL 35203

Send Tax Notice to:
(Name) Dean Construction Company, Inc.
(Address) 834 Willow Oak Drive
Birmingham, Alabama 35244

10/1

DEED, STATUTORY WARRANTY

PRINTED AND FOR SALE BY ZAC SMITH STATIONERY CO., B'HAM

The State of Alabama,
SHELBY COUNTY,

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of *EIGHTY-FIVE THOUSAND (\$85,000.00) and 00/100 DOLLARS*

Dollars

to the undersigned grantor Billy D. Eddleman

in hand paid by Grantee: Dean Construction Company, Inc.

the receipt whereof is acknowledged by the said Grantor: Billy D. Eddleman

do hereby grant, bargain, sell and convey unto the said Grantee: Dean Construction Company, Inc.

the following described real estate, to-wit:

Lots 11&14 according to the survey of Meadow Brook, 5th Sector, 3rd Phase as recorded in Map Book 10,

Page 27 in the office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines,
right-of-ways, limitations, if any, or record.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing
in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines,
sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface
condition that may now or hereafter exist or occur or cause damage to persons, property or buildings.

Grantee does forever release Grantor from any damages arising out of the condition of the soil and for
conditions of the surface and subsurface of the above described property, and this release shall consti-
tute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and
corporations holding under or through Grantee.

Mineral and mining rights excepted.

situated in Shelby County, Alabama.

To have and to hold the said above described property unto the said party of the second part, together with all and
singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto ~~his heirs~~ ^{its successors}
and assigns forever.

In Witness Whereof, I have hereunto set my hand ~~and seal~~ this 5th day of
September, 1986

WITNESSES:

Billy D. Eddleman (Seal)

THE STATE OF ALABAMA, }

JEFFERSON

County

I, B. Diane Criss

a Notary Public

certify that Billy D. Eddleman

whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 5th day of September A. D. 19 86

B. Diane Criss

THE STATE OF ALABAMA, }

County

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

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 A. D. 19

THE STATE OF ALABAMA, }

County

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 SEP 15 AM 10:19

74 85.00
5.00
90.00

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

TO

Deed, Statutory Warranty

THE STATE OF ALABAMA

County

I, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the day of 19, and was recorded in Vol. Records of Deeds, Pages on the days of 19

Judge of Probate.

Recording Fee, \$

State Tax \$

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