

THE STATE OF ALABAMA,

JEFFERSON County

Know All Men by These Presents,

That for and in consideration of One Thousand Dollars and other valuable

considerations - - - - -

to the undersigned grantor Coy M. Cooper, as Trustee under Trust Deed from K. E.

Cooper and wife, recorded in the Probate Office of Shelby County, Alabama in Volume 226 at page 473

in hand paid by Billy D. Eddleman

the receipt whereof is acknowledged I the said Coy M. Cooper, as Trustee aforesaid

do grant, bargain, sell and convey unto the said Billy D. Eddleman

the following described real estate, to-wit: A parcel of land situated in Sections 1 and 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of Section 1, said corner being marked by a capped iron pipe, and run in a northerly direction along the west line of Section 1 a distance of 2656.38 feet to a capped iron pipe, said point being the NW corner of the SW $\frac{1}{4}$ of said Section 1; thence turn an angle of 92°04' to the right and run 661.10 feet in an easterly direction along the north line of the SW $\frac{1}{4}$ of Section 1 to a capped iron pipe, said point being the NE corner of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1; thence turn an angle of 87°59'30" to the right and run 1327.73 feet in a southerly direction along the east line of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1 to a capped pipe, said point being the SE corner of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1; thence turn an angle of 92°00' to the left and run 661.00 feet in an easterly direction along the north line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1 to a capped pipe, said point being the NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1; thence turn an angle of 88°00' to the right and run 1328.22 feet in a southerly direction along the east line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1 to a capped pipe, said point being the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1; thence turn an angle of 91°59' to the left and run 1194.00 feet in an easterly direction along the south line of Section 1 to an iron pin on the southwest bank of the Cahaba Valley Creek; thence continue along the last described course a distance of 56 feet more or less to the center line of the Cahaba Valley Creek; thence turn an angle to the right and run in southeasterly, southwesterly and northwesterly directions along the center line and along the meander of the Cahaba Valley Creek a distance of 2800 feet more or less to a point; thence turn an angle to the right and run 25 feet more or less in a northwesterly direction to an iron pin on the north bank of the Cahaba Valley Creek; thence continue along the last described course a distance of 185.78 feet to an iron pin; thence turn an angle of 26°10' to the left and run 1437.80 feet in a northwesterly direction to the point of beginning.

Said parcel of land containing 103.5 acres, more or less, and lying in Sections 1 and 12, Township 20 South, Range 3 West, Shelby County, Alabama.

Reservation: "As part of the consideration hereof the grantor and grantee agree that a 50 foot wide road right of way will be established and dedicated to the public on and across the south end of the above described property which road will connect with a bridge across said creek, and connect with a road leading from said bridge to U. S. Highway No. 31."

A purchase money mortgage and notes are being executed and delivered by the grantee herein to the grantor, contemporaneously with the execution and delivery of this deed.

BOOK 262 PAGE 440

3268

Sec 7117

18-944
313

81.91

TO HAVE AND TO HOLD, TO THE SAID Billy D. Eddleman, his

Heirs and Assigns forever.

And I do, for my heirs, executors and administrators,
covenant with the said Billy D. Eddleman, his

Heirs and Assigns, that I, as said Trustee aforesaid, am lawfully seized in fee simple of said
premises; that they are free from all encumbrances, and that I have

~~hereby~~ good right to sell and convey the same as aforesaid; that I will,

and my heirs, executors and administrators shall, warrant and defend the same to the said

Billy D. Eddleman, his

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal _____, this

12th day of May, 19 70.

WITNESSES:

Coy M. Cooper, Trustee (SEAL)
Coy M. Cooper, as Trustee under trust
deed from K. E. Cooper and wife, (SEAL)
recorded in the Probate Office of (SEAL)
Shelby County, Alabama in Volume (SEAL)
226, page 473. (SEAL)

APPROVED:

K. E. Cooper
Coy M. Cooper
K. M. Cooper
Canter Cooper
Elaine Fletcher

THE STATE OF ALABAMA, }

JEFFERSON

County

a Notary Public in and for said County, in said State, hereby certify that Coy M. Cooper, as Trustee aforesaid, 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 day of A. D. 1970

THE STATE OF ALABAMA, }

County

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, the Grantor 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. 1970

THE STATE OF ALABAMA, }

County

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

THE STATE OF ALABAMA
JEFFERSON COUNTY,

I, Louise Hall

a Notary Public in and for said County, in said State, hereby certify that Coy M. Cooper, as Trustee aforesaid, whose name as such Trustee 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 in his capacity as such Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 12th day of May, A.D. 1970.

Louise Hall
Notary Public, Jefferson County, Ala.