

8774 See Mtg 322-245

This instrument was prepared by

(Name) William A. Jackson

(Address) 620 North 22nd Street, Birmingham, Alabama 35203

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-One Thousand Nine Hundred Two & no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Roston S. Eddings, Jr. and wife, Grace Eddings

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto,

CAHABA VALLEY HOMES, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Being more particularly described on the attached sheet marked Exhibit "A".

Subject to the following easements of record:

1. Right of way and easement to Plantation Pipe Line Company, as shown by instrument dated August 25, 1941 and recorded in Deed Book 112, at page 335, in the Office of the Judge of Probate of Shelby County, Alabama.
2. Right of Way Deed to Shelby County for public road, as shown by instrument dated April 5, 1946 and recorded in Deed Book 124, at page 201 in said Probate Records.
3. Transmission Line Permits to Alabama Power Company, as follows: dated October 15, 1941 and recorded in Deed Book 112, at page 456 and dated December 17, 1945 and recorded in Deed Book 123, at page 433, in said Probate Records.
4. Taxes for 1972 and subsequent years.

\$11,000.00 of the purchase price recited above was paid from a purchase money mortgage executed simultaneously herewith.



19720421000021350 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/21/1972 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 hands(s) and seal(s), this 14 day of April, 1972

(Seal)

Roston S. Eddings, Jr.
Roston S. Eddings, Jr.

(Seal)

(Seal)

Grace Eddings
Grace Eddings

(Seal)

(Seal)

(Seal)

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STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roston S. Eddings, Jr. and wife, Grace Eddings 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 14 day of April, A. D., 1972

[Signature]
Notary Public.

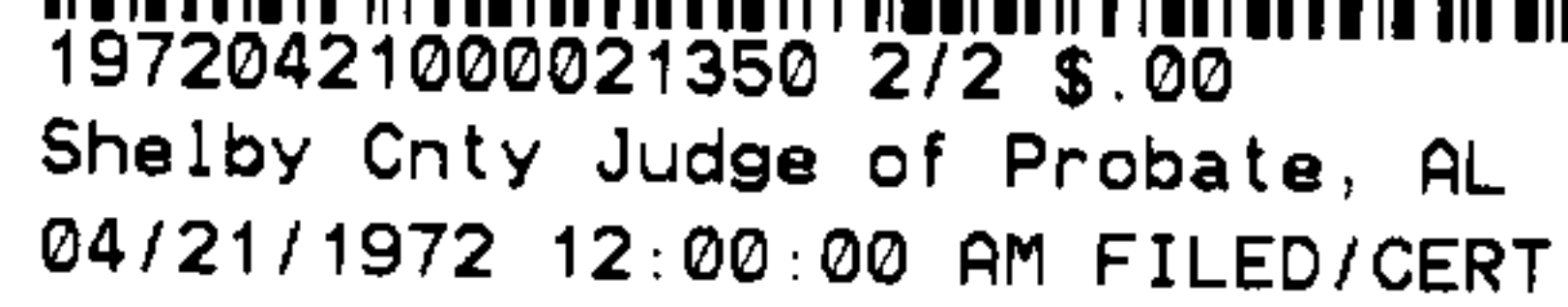


EXHIBIT "A"

Begin at the Southwest corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 35, Township 21 South, Range 3 West, and run North along West Line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 453.0 feet to SW corner of Kathleen DeJuren lands; thence turn an angle to right of 90 degrees 50' and run along South line of DeJuren lands a distance of 1,848.2 feet to West right of way line of Montevallo-Siluria Highway right of way; thence turn an angle to right of 102 degrees 05 ' and run in a Southerly direction along West right of way line of said Highway a distance of 460.1 feet more or less to South line of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35; thence turn an angle to right and run in a Westerly direction along South line of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 1,767.7 feet to point of beginning, being a part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 35, Township 21 South, Range 3 West, and containing 18.80 acres more or less.

STATE OF ALA. SHELBY CO.
 CERTIFY THIS
 INSTRUMENT WAS FILED
Filed Oct 11 1972
 1972 APR 21 AM 9:36
 U.C.C. FILE NUMBER OR
 REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Fowler
 JUDGE OF PROBATE