

WARRANTY DEED

STATE OF ALABAMA)

SHELBY

JEFFERSON COUNTY)

19720710000033880 1/3 \$.00
Shelby Cnty Judge of Probate, AL
07/10/1972 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Sixty-Three Thousand and no/100 Dollars (\$63,000.00) to the undersigned grantors, William N. Eddins and Frances H. Eddins, in hand paid by A & S Development Corporation, the receipt whereof is acknowledged, the said William N. Eddins and Frances H. Eddins do hereby grant, bargain, sell and convey unto the said A & S Development Corporation the following described real estate, to-wit:

Begin at the point of intersection of the north boundary line of Section 33, Township 21 South, Range 2 West and the east right of way line of U. S. Highway 31; thence run southeasterly along the east R.O.W. line of said highway 854 feet, more or less, to the north boundary line fence of the Mabry property; thence run northeasterly along the north boundary line fence of the Mabry property 1062 feet, more or less, to a point on the west boundary line of the NW1/4 of NE1/4 of said Section 33; last said point being 647.19 feet south of the northwest corner of the NW1/4 of the NE 1/4 of said Section 33; thence turn an angle of 04 deg. 24 min. 20 sec. to the left and continue northeasterly along the north boundary line fence of the Mabry property 1440 feet, more or less, to the northeast corner of Mabry property line fence; thence run northwesterly along existing fence line 357.48 feet, more or less, to a point on the north boundary line of said Section 33, said point being 13.7 feet east of the NW corner of the NE1/4 of the NE 1/4 of said Section 33; thence continue northwesterly along the existing fence line for 1642.06 feet; thence turn an angle of 80 deg. 08 min. 15 sec. to the left and run southwesterly for 343.04 feet; thence turn an angle of 47 deg. 54 min. to the right and run northwesterly 107.53 feet; thence turn an angle of 44 deg. 33 min to the left and run westerly along existing fence line 564.83 feet to a point on the west boundary line of NW1/4 of SE1/4 of Section 28, Township 21 South, Range 2 West, said point being 334.41 feet north of the southwest corner of NW1/4 of SE1/4 of said Section 28; thence continue westerly along last said course for 500 feet, more or less, to center of Camp Branch; thence run southwesterly down along the center of Camp Branch with the meanderings thereof 1750 feet, more or less, to the point of intersection of the center of Camp Branch and the south boundary line of said Section 28; thence run westerly along the south boundary line of

said Section 28 for 210 feet, more or less, to the point of beginning. There is EXCEPTED, however, a strip of land of uniform width of 100 feet across the south side of the above described land. Except highway right of way and easements of record to Alabama Power Company; also subject to utility or other easements or rights of way of record in the office of the Judge of Probate of Shelby County, Alabama. See Exhibit "A" for additional specific exceptions.

This parcel is known as the "Lauderdale Parcel", situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said grantee and his heirs and assigns forever. And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantee and his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs and executors and administrators shall, warrant and defend the same to the said grantee and his heirs and assigns forever, against all lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ^{7th} 6th day of July, 1972.

WITNESSES:

William N. Eddins
William N. Eddins

Frances H. Eddins
Frances H. Eddins

STATE OF ALABAMA)

Jefferson COUNTY)

I, Mary Elizabeth Dozier, a Notary Public in and for said County, in said State, hereby certify that William H. Eddins and wife, Frances 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this ^{7th} 6th day of July, A. D., 1972.

Mary Elizabeth Dozier
Notary Public

Notary Public, Alabama State 22 E. 100
My commission expires Oct. 14, 1974
Bonded by Home Indemnity Co. of Ala.

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EXHIBIT "A"



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1. Taxes for 1972 which grantees assume and agree to pay.
2. Transmission line permits to Alabama Power Company recorded in Probate Office of Shelby County, Alabama in Deed Book 106, page 46; in Deed Book 99, page 413.
3. Rights of ways to Shelby County, Alabama recorded in said Probate Office in Deed Book 102, page 416; in Deed Book 72, page 527; in Deed Book 49, page 280; in Deed Book 74, page 25; in Deed Book 49, page 278.
4. Lease to Postal Telegraph Cable Company recorded in said Probate Office in Deed Book 80, page 34.
5. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
REC. EX. 2 PAGE NO. SHEWEN ABOVE
1972 JUL 10 AM 3:17
Deed Book 106
6300