

STATE OF ALABAMA)

SHELBY COUNTY)

2799

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE DOLLAR (\$1.00) to the undersigned Grantors, BILLY D. EDDLEMAN and wife, BOBBIE D. EDDLEMAN, (hereinafter sometimes called the "Grantors") in hand paid by the CITY OF PELHAM, ALABAMA, a municipal corporation, (hereinafter sometimes called the "Grantee"), the receipt whereof is hereby acknowledged, we the said Grantors do hereby grant, bargain, sell and convey unto the CITY OF PELHAM, ALABAMA, a municipal corporation, the following described real estate, located in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of Lot 11, Block 4, Cahaba Valley, Fourth Sector as recorded in Map Book 5, page 127 in the Probate Office of Shelby County, Alabama: thence run in a southerly direction along the West line of said Lot 11 for a distance of 220.0 feet to the southwest corner of said Lot 11; thence turn an angle right of 90° 00' and run West for a distance of 75.00 feet; thence turn an angle right of 90° 00' and run north and parallel to the West line of said Lot 11 for a distance of 220.00 feet to a point on the south right of way line of Crosscreek Trail; thence turn an angle right of 90° and run East along said south right of way line of Crosscreek Trail for a distance of 75.0 feet to the point of beginning.

This conveyance is made subject to:

1. Ad valorem taxes due and payable October 1, 1973.
2. Right of way deed as it may effect the conveyed real estate executed to Shelby County, Alabama, for road purposes, recorded in Volume 253, page 536, in the Probate Office of Shelby County, Alabama.
3. Transmission line permit as it may effect the conveyed real estate deeded to Alabama Power Company recorded in Deed Book 108, page 379, in the Probate Office of Shelby County, Alabama.
4. One-hundred-foot easement as it may effect the conveyed real estate to Alabama Power Company, as shown by final order of condemnation recorded in the Probate Office of Shelby County, Alabama, in Probate Minute Book 28, page 965.

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Shelby Cnty Judge of Probate, AL
01/02/1974 12:00:00 AM FILED/CERT

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5. Utility easements and streets as they may effect the conveyed real estate shown on recorded map of Oak Mountain Estates, 6th Sector, as recorded in Map Book 5, page 102, in the Probate Office of Shelby County, Alabama.

6. Any and all existing rights of way, encroachments, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancy or conflicts in boundary lines, or any matters not of record if any, as they may effect the conveyed real estate.

TO HAVE AND TO HOLD unto the Grantee forever, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of DECEMBER, 1973.

19740102000000140 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/02/1974 12:00:00 AM FILED/CERT

Billy D. Eddleman
Billy D. Eddleman

Bobbie D. Eddleman
Bobbie D. Eddleman

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN -2 AM 9:16
REC. BOOK & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

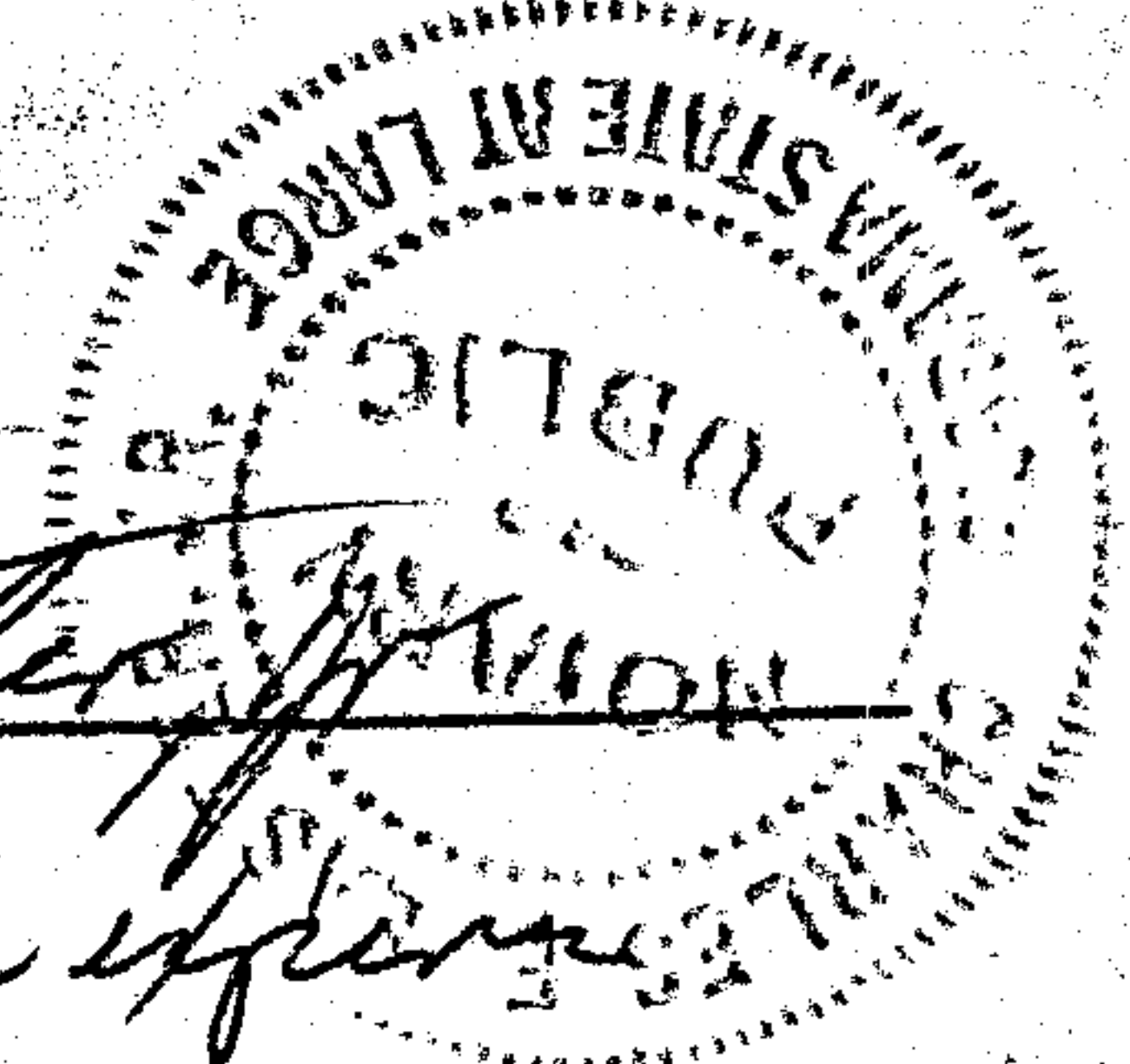
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY D. EDDLEMAN and wife, BOBBIE D. EDDLEMAN, 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 21st day of DECEMBER, 1973

Charles C. Easter
NOTARY PUBLIC

My Commission Expires
August 1, 1977.



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