

This instrument was prepared by

(Name) Linda Cornelius

(Address) 510 Bank for Savings Building, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand, Seven Hundred Fifty and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Billy D. Eddleman and wife Bobbie D. Eddleman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Lee Land and Development Co., Inc.

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

A parcel of land situated in the NW 1/4 of NW 1/4 of Section 12, Township 20 South, Range 3 West, described as follows: Begin at the SE corner of lot 8 in Block 1 of Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5 Page 127 in office of Judge of Probate of Shelby County, Alabama; thence in a Southerly direction along the West boundary of Wilderness Court a distance of 147.51 feet to the beginning of a curve to the right, said curve having a radius of 25.00 feet and a central angle of 90 deg., thence along arc of said curve a distance of 39.27 feet to end of said curve; thence in a Westerly direction a distance of 112.00 feet; thence 90 deg. right in a Northerly direction a distance of 172.51 feet to the SW corner of said lot 8 in Block 1, thence 90 deg. right in an Easterly direction along the South line of said lot 8 a distance of 137.00 feet to point of beginning. Subject to existing easements, restrictions, set-back-line, right-of-ways, limitations, if any, of record.

Mining and mineral rights excepted.

All easements, exceptions, restrictions and reservations as they apply to Cahaba Valley Estates 5th Sector, as recorded in Map Book 6, Page 64, as recorded in office of the Judge of Probate of Shelby County, also apply to this portion of land.



19741119000056190 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
11/19/1974 12:00:00 AM FILED/CERT

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (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 7th day of August, 1974.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, Linda S. Posey, a Notary Public in and for said County, in said State, hereby certify that Billy D. EDDLEMAN & WIFE BOBBIE D. EDDLEMAN whose name is 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 is have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of August, A. D., 1974

Notary Public.