

W. Bruce White
600 Title Building
Birmingham, Alabama 35203

19751119000064840 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/19/1975 12:00:00AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand One Hundred Twenty-Five and no/100 Dollars (\$4,125.00) and the execution of a purchase money mortgage securing \$12,375.00 to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, CHARLES R. BYRD, TRUSTEE, UNDER THAT CERTAIN TRUST INDENTURE FILED FOR RECORD IN VOLUME 3874 PAGE 306, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, (herein referred to as "Grantor") grant, bargain, sell and convey unto EDDINS BUS SALES, INC., a corporation, (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SE 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West; thence north along the west line of said 1/4-1/4 section a distance of 581.70 feet to a point on the Southeasterly right-of-way line of Valley Dale Road; thence 57° 30' to the right and along the Southeasterly R.O.W. line of Valley Dale Road a distance of 393.94 feet to the point of beginning; thence continue along last described course a distance of 196.97 feet to a point; thence 122° 28' 56" to the right and Southerly a distance of 260.77 feet to a point; thence 57° 31' 04" to the right and southwesterly a distance of 197.01 feet to a point; thence 122° 20' 56" to the right and Northerly a distance of 260.80 feet to a point on the Southeasterly R.O.W. line of Valley Dale Road and the point of beginning.

Subject to the following:

- 1) Advalorem taxes for the current tax year which Grantee assumes and agrees to pay.
- 2) All mineral and mining rights conveyed and/or excepted as set forth in instrument recorded in Deed Book 5, Page 706, in the Probate Office of Shelby County, Alabama.

- 3) Line Permit to Alabama Power Company as set forth in Deed Book 101, Page 523, in said Probate Office.
- 4) Right-of-ways granted to Alabama Power Company by instrument recorded in Deed Book 139, Page 157 and Deed Book 167, Page 104 in said Probate Office.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

And I, in my capacity as such Trustee, do for myself and my successors and assigns covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will and my successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto signed my name as such Trustee this 18th day of November, 1975.

19751119000064840 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/19/1975 12:00:00AM FILED/CERT

Charles R. Byrd as Trustee
CHARLES R. BYRD, as Trustee under Trust Indenture filed for record in Volume 3874, Page 306 in the Probate Office of Jefferson County, Alabama.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHARLES R. BYRD, whose name as Trustee under that certain Trust indenture filed for record in Volume 3874, Page 306, in the Probate Office of Jefferson County, Alabama, signed the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of November, 1975.

Curra Dumas
NOTARY PUBLIC

BOOK 295 PAGE 583

NOV 19 PM 12:10
JUDGE OF PROBATE
INSTRUMENT WAS FILED
OFFICE OF ALA. SHELBY CO.
CERTIFY THIS