

This instrument was prepared by

(Name) Bill D. Eddleman 4611

(Address) 510 Bank for Savings Building

Form 1-1-3 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Four & no/100 ----- DOLLARS,  
& title to 3.4384 acres of land in the West 1/2 of the NW 1/4 of Section 12, Township 20  
South, Range 3 West Shelby County, Alabama  
to the undersigned grantor, Realty Brokers, Inc. a corporation,  
in hand paid by Billy D. Eddleman

the receipt of which is hereby acknowledged, the said Realty Brokers, Inc.

does by these presents, grant, bargain, sell and convey unto the said Billy D. Eddleman

the following described real estate, situated in Shelby County Alabama  
Begin at the NW corner of the SW 1/4 of the NE 1/4 of Section 12 Township 20 South Range 3  
West thence run easterly along the North boundary line of said 1/4-1/4 section for 519.0  
feet thence turn an angle of 132°55' to the right and run southwesterly 314.07 feet to  
a point on the center line of a 60 ft. roadway. Then turn an angle of 47°05' to the  
right and run westerly along the center line of said roadway 299.18 feet to a point  
on the West boundary line of the SW 1/4 of the NE 1/4 of Section 12 Township 20  
South Range 3 West thence run northerly along the West boundary line of said 1/4-1/4  
Section for 230.0 feet to the point of beginning. Excepted from the above described  
land the South 30 feet which is dedicated roadway this being 1.917 acres more or  
less.

Lots 12, 13 and 14, Block 3 according to the survey of Cahaba Valley Estates, Seventh  
Sector as recorded in map book 6, page 82, in the office of the Judge of Probate of  
Shelby County, Alabama. Subject to existing easements, restrictions, set-back lines,  
right-of-ways, limitations, if any, of record.



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Shelby Cnty Judge of Probate, AL  
11/28/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said Billy D. Eddleman, his

heirs and assigns forever.

And said Realty Brokers, Inc.  
and assigns, covenant with said Billy D. Eddleman, his

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and  
that it will, and its successors and assigns shall, warrant and defend the same to the said

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Realty Brokers, Inc. by its  
President, , who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 22ND day of NOVEMBER, 1977.

ATTEST:

REALTY BROKERS, INC.

Betty J. Goodwin  
Secretary

By R.R. Sexton  
President

STATE OF

COUNTY OF

I, undersigned  
said State, hereby certify that  
whose name as President of Realty Brokers, Inc.  
a corporation, is signed to 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, as such officer and with full authority,  
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 22ND day of NOVEMBER, 1977.

Thomas G. R. Sexton  
Notary Public