

This instrument was prepared by  
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(Address) 912 City Federal Building Birmingham, Alabama 35203

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100 Dollar (\$1.00) and the mutual exchange of real estate parcels

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 Realty Brokers, 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 located in the West 1/2 of the Northwest 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, known as or to be known as CAHABA MANOR TOWN HOMES, First Addition, more particularly described as follows: Commence at the Northwest corner of Lot 54, of Cahaba Manor Town Homes, as recorded in Map Book 6, page 105, in the Office of the Judge of Probate in Shelby County, Alabama, thence in a Southerly direction along the West line of said Lot 54, a distance of 105.0 feet to the point of beginning; thence continue along lastdescribed course a distance of 265.0 feet, thence 90° left, in an Easterly direction a distance of 503.54 feet; thence 80° 57' 09" left, in a Northeasterly direction, a distance of 283.76 feet; thence 90° left in a northwesterly direction a distance of 110.0 feet; thence 90° right in a Northeasterly direction, a distance of 5.97 feet, thence 90° left, in a northwesterly direction, a distance of 155.0 feet; thence 90° left, in a Southwest-erly direction a distance of 65.0 feet; thence 83° 26' 10" right in a northwesterly direction, a distance of 101.69 feet, thence 5° 52' 21" left, in a southwesterly direction a distance of 50.52 feet, thence 3° 23' 17" right, in a Westerly direction a distance of 125.41 feet to the point of beginning.  
Being 3.4384 acres more or less.

Subject to easements of record.  
Mineral and mining rights excepted.

19771129000127610 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
11/29/1977 12:00:00AM 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 22ND day of November, 1977.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }  
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 22ND day of November, A. D., 1977.

Alabama Title Co. Inc.

Mary Jane Clark  
Notary Public