

715-

This instrument was prepared by

(Name) Ed Castleberry

(Address) 2122 Old Montgomery Highway, Pelham, Alabama 35124

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama



19790220000020150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/20/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and no/100 (\$1.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Baker Pork Enterprises, proprietorship solely owned by Frank Thomas Baker, Jr. and by Frank Thomas Baker, Jr. d/b/a Baker Pork Enterprises.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Oren Gaston Eddings and wife, Margaret Davis Eddings

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

Begin at the N.E. corner of the N.W. 1/4 of the N.E. 1/4 of Section 10, T-22-S, R-4-W and run westerly along the north side of the said quarter-quarter for 810.15 ft. to a point in the centerline of Shelby County Road No. 54, then turn an angle of 91 deg. 00 min. 12 sec. to the left and run southerly for 109.04 ft. to a point in the centerline of said road, then turn an angle of 4 deg. 31 min. 44 sec. to the right and run southerly for 157.41 ft. to a point in the centerline of the said road then turn an angle of 26 deg. 54 min. 31 sec. to the right and run southwesterly for 155.46 ft. to a point in the centerline of said road, then turn an angle of 2 deg. 57 min. 44 sec. to the right and run southwesterly for 163.64 ft. to a point in the centerline of the said road then turn an angle of 5 deg. 50 min. 28 sec. to the right and run southwesterly for 299.27 ft. to a point in the centerline of said road then turn an angle of 4 deg. 30 min. 46 sec. to the left and run southwesterly for 181.62 ft. to a point in the centerline of the said road, then turn an angle of 10 deg. 04. min. 57 sec. to the left and run southwesterly for 71.78 ft. to a point in the centerline of the said Shelby County Road No. 54, then turn an angle of 114 deg. 29 min. 56 sec. to the left and run easterly for 1295.68 ft. to a point of the east side of the said N.W. 1/4 of the N.E. 1/4 then an angle of 89 deg. 20 min. 48 sec. to the left and run northerly along the east side of the said quarter-quarter for 986.50 ft. back to the point of beginning.

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 13th day of February, 1979

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARY PUBLIC (Seal)

519 FEB 20 AM 10:00

Frank Thomas Baker, Jr.
Deeleen Baker

(Seal)
(Seal)
(Seal)

Thomas A. Shanks
JUDGE OF PROBATE
Recd. 50
Reg. 150
Paid 100
300

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, hereby certify that Frank Thomas Baker, Jr. and wife Deeleen Vana Baker whose name is signed to the foregoing conveyance, and who is their acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, A. D. 1979

NOTARY
Thomas A. Shanks
Notary Public

Oren Gaston Eddings
King St.
Montgomery