

This instrument was prepared by

832

(Name) Ralph Bland, Attorney

(Address) P. O. Drawer O, Cullman, Alabama 35055

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:

*Purchase 1000
\$80,000*

That in consideration of Ten Dollars—(\$10.00)---and other valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged. I or we, B. C. Eddins and wife, Elsa Eddins,

19800428000047800 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
04/28/1980 00:00:00 FILED/CERTIFIED

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

William N. Eddins and John O. Eddins,

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit: An undivided one-third (1/3)

interest in and to the following described real estate, viz:
Southwest Quarter of Southwest Quarter, Section 28, Also Southeast Quarter of Southwest Quarter, Section 28, that lies West of Camp Branch, also a strip of land 8 rods wide running East and West off of South side of Northeast Quarter of Southeast Quarter, Section 29, and Northwest Quarter of Southwest Quarter, Section 28, all that portion of Northeast Quarter of Southwest Quarter, Section 28, lying West of Camp Branch, and all that portion of Southeast Quarter of Southeast Quarter, Section 29, lying North of old Ebenezer Road and East of L & N Railroad. All of above property in Township 21, Range 2 West, except a roadway 15 feet wide on South side of Southwest Quarter of Southwest Quarter and the Southeast Quarter of Southwest Quarter, Section 28, Township 21, Range 2 West, containing in all about sixty-five acres. Also, a strip of land 144 feet wide across South side of Northeast Quarter of Southeast Quarter, Section 29, and Northeast Quarter of Southwest Quarter and Northwest Quarter of Southwest Quarter, Section 28, Township 21, Range 2 West. The above 144 foot strip lies North of 8 rod strip previously sold. The above land is ten acres across the above named forties, commencing at Camp Branch and running to L & N Railroad, and situated in Shelby County, Alabama.

ALSO: Beginning at the Northwest corner of Section 33, Township 21 South, Range 2 West, and run thence North along the East line of Section 29 a distance of 980.5 feet; run thence South 77°8' West 794.1 feet to the right of way of the Louisville & Nashville Railroad Company, run thence South 24°27' East along said railroad right of way a distance of 765.3 feet; run thence North 52°44' East a distance of 224.2 feet; thence run South 23°29' East 908.1 feet; run thence North 73°11' East 249.3 feet to Point "A"; run thence South 15°59' East a distance of 610 feet; run thence North 70°54' East a distance of 1077 feet; run thence North 19°44' West along the West right of way line of the Birmingham and Montgomery Highway a distance of 830 feet; run thence North 89°49' West a distance of 1245.7 feet to the point of beginning, containing 40.25 acres, more or less, and being the same lands heretofore conveyed by the Alabama Lime & Stone Corporation to J. E. Reese as shown by deed recorded in Deed Book 35, Page 24, and also the same lands conveyed by J. E. Reese to E. W. Thompson, as shown of record in Deed Book 83, Page 9, and also the same lands conveyed by E. W. Thompson to Guiseppe Tortorigi, as shown of record in Deed Book 87, TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. (CONTINUED ON REVERSE)

BOOK 320 PAGE 99

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 5th day of March, 1980.

Ralph Bland, Attorney (Seal)

B. C. Eddins (Seal)

(Seal)

Elsa Eddins (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Cullman COUNTY

General Acknowledgment

I, Ralph Bland, Attorney, a Notary Public in and for said County, in said State, hereby certify that B. C. Eddins and wife, Elsa Eddins, 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 5th day of March, A. D., 1980.

Notary Public.

Shelby County, Alabama

CONTINUATION OF DESCRIPTION

19800428000047800 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
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Page 49, all of the Office of the Judge of Probate of Shelby County, Alabama.

ALSO: All that parcel of land bounded by and enclosed within the following described lines, viz: Commence on the Section line at a point nine hundred and seventy-eight (978) feet North of the Northwest Corner of Section 33, Township 21, Range 2 West; thence North along the Section line two hundred ten (210) feet to a wire fence and stake; thence West sixteen (16) degrees South eight hundred and twenty-five (825) feet to the right of way of the L & N Railroad; thence South along the Eastern boundary line of said right of way of L & N Railroad two hundred and ten (210) feet to a stake; thence East sixteen (16) degrees North eight hundred and twenty-five (825) feet to Section line and starting point, containing four (4) acres, more or less, situated in the Northern part of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 29, Township 21, Range 2 West.

All of the above described property situated, lying and being in Shelby County, State of Alabama.

It is intended to convey to William N. Eddins and John O. Eddins all of the right, title and interest of the Grantors in and to the above described real estate.

\$80,000.00 of the Purchase price recited above was paid from a Mortgage closed simultaneously herewith

BOOK 326 PAGE 100

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 APR 28 AM 8:54

Thomas G. Shoups, Jr.
JUDGE OF PROBATE

Rec. 3.00
Ind. 1.00
4.00

Ac mty - 402-414

TURN TO:

C. Eddins and wife,

Elsa Eddins,

TO

William N. Eddins and

John O. Eddins.

ARRANTY DEED

STATE OF ALABAMA,
SHELBY County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
CORD FEE \$
TOTAL \$