

This instrument was prepared by:
(Name) (Mrs.) Martha Mullins
(Address) 1031 South 21st Street Birmingham, Alabama 35205

459

WARRANTY DEED

19810916000099760 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
09/16/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty six thousand and NO/100----- Dollars,

to the undersigned grantors, Davis and Perkins, Inc., a corporation; Eddleman Properties, Inc., a corporation; and Cahaba Trace Properties, Inc., a corporation, in hand paid by Grantees herein, the receipt of which is hereby acknowledged, the said Davis and Perkins, Inc.; Eddleman Properties, Inc.; and Cahaba Trace Properties, Inc. does by these presents, grant, bargain, sell and convey unto

Dennis A. Schroeder and wife, Sherry A. Schroeder

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

Lot 30, according to the survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7, Page 130 in the office of the Judge of Probate of Shelby County, Alabama, situated in Shelby County, Alabama.

\$19, 500.00 of the purchase price recited above was paid from a mortgage loan filed simultaneously herewith.

The above described property is conveyed subject to existing covenants, restrictions, conditions, limitations, rights of way, and easements of record.

General and mining rights excepted.

BOOK 334 PAGE 892

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

And said Grantors do for themselves, their successors and assigns, covenant with said Grantees, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals by their duly authorized officers this 11 day of September, 19 81.

ATTEST:

DAVIS AND PERKINS, INC.

John B. Davis

BY: H. M. Davis, Jr.

ATTEST:

EDDLEMAN PROPERTIES, INC.

Glen F. Till

BY: B. D. Eddleman

ATTEST:

CAHABA TRACE PROPERTIES, INC.

B. D. Eddleman

BY: Douglas D. Eddleman



STATE OF ALABAMA)

COUNTY OF JEFFERSON)

19810916000099760 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
09/16/1981 00:00:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. M. Davis, Jr., whose name as President of Davis and Perkins, 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 sea, this the 11 day of September, 1981

Martha B. Eddleman
Notary Public
my comm. exp. 12/17/83
MY COMMISSION EXPIRES SEPT. 17, 1983

TATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. D. Eddleman whose name as President of Eddleman Properties, 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 11 day of September, 1981

Deed TAX 6.50
Rec 3.50
Jud 1.00
11.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1981 SEP 16 AM 9:37
See Mtg HIS-
Thomas G. Snowden, Jr.
JUDGE OF PROBATE

Martha B. Eddleman
Notary Public
my comm. exp. 12/17/83
MY COMMISSION EXPIRES SEPT. 17, 1983

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman whose name as Vice President of Cahaba Trace Properties, 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 11 day of September, 1981

Martha B. Eddleman
Notary Public
my comm. exp. 12/17/83
MY COMMISSION EXPIRES SEPT. 17, 1983