

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 1007, Alabaster, AL 35007

584
This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124

Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE THOUSAND SEVEN HUNDRED AND NO/100th DOLLARS (\$3,700.00)

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

CURT B. REAMER, an unmarried man, and MICHAEL B. EBERDT, an unmarried man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

✓ MICHAEL B. EBERDT, an unmarried man
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE ATTACHMENT "1"

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st
day of July, 19 83.

(SEAL)

Curt B. Reamer
CURT B. REAMER

(SEAL)

(SEAL)

Michael B. Eberdt
MICHAEL B. EBERDT

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama
Shelby COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County,
in said State, hereby certify that CURT B. REAMER, an unmarried man, and MICHAEL B. EBERDT, an
unmarried man

whose name(s) 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 1st day of July, A.D. 19 83.

Jeri H. Walter
Notary Public

ATTACHMENT "1"

A part of Lot No. 1, of Survey of Wilson Subdivision No. 1, in the corporate limits of Montevallo, as recorded in Map Book 3, Page 62, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the SE-1/4 of NW-1/4 of Section 3, Township 24 North, Range 12 East, said commencing point being the center of said Section; thence North 1 deg. 55 min. West along quarter line a distance of 838.6 feet to a point 30 feet from the center of Alabama State Highway 25; thence North 85 deg. 50 min. West along line 30 feet from and parallel to said center line a distance of 419.0 feet to the point of beginning; thence continuing North 85 deg. 50 min. West along said parallel line a distance of 100.0 feet to an iron pin on the East boundary of Wilson Drive; thence South 4 deg. 11 min. East along said East boundary a distance of 146.0 feet to an iron pin; thence North 85 deg. 49 min. East a distance of 100.0 feet to an iron pin; thence North 4 deg. 08 min. West a distance of 132.82 feet to an iron pin and the point of beginning. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

This mortgage may only be assumed after obtaining written consent of the mortgage holder at which time the said mortgage holder shall have the right to require said assuming party to meet the mortgage holder's credit qualifications and the mortgage holder shall also have the right and option to escalate the interest on the underlying obligation.

Grantor's Address: 2524 Woodmere Drive
Birmingham, Alabama 35226

Grantees' Address: 103 Highway 25 South
Montevallo, Alabama 35115

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 AUG 10 AM 11:56

Thomas A. [Signature]
JUDGE OF PROBATE

Deed	TAX	4.00
Rec		3.00
Ind		1.00
		8.00