

This instrument was prepared by

(Name) B. D. Eddleman

(Address) 510 Bank for Savings Building, Birmingham, Alabama 35203

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of * * * TWENTY-FOUR THOUSAND and 00/100 (\$24,000.00) * * * DOLLARS,

to the undersigned grantor, Eddleman Properties, Inc. a corporation,
in hand paid by John E. and Frances J. Baumgartner

the receipt of which is hereby acknowledged, the said Eddleman Properties, Inc.

does by these presents, grant, bargain, sell and convey unto the said John E. and Frances J. Baumgartner

the following described real estate, situated in Shelby County, Alabama

Lot 46 according to the survey of Meadow Brook, Fifth Sector,
First Phase, as recorded in Map Book 8, Page 109, in the office
of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements,
restrictions, set-back lines, right-of-ways, limitations, if
any, of record.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD, To the said John E. and Frances J. Baumgartner, their
heirs and assigns forever.

And said Eddleman Properties, Inc. does for itself, its successors
and assigns, covenant with said John E. and Frances Baumgartner, their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and
that it will, and its successors and assigns shall, warrant and defend the same to the said
John E. and Frances J. Baumgartner, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Eddleman Properties, Inc. by its
President, B. D. Eddleman, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 1st day of December, 1983.

ATTEST:

EDDLEMAN PROPERTIES, INC.

Ray L. Hester Agent B. D. Eddleman President
STATE OF ALABAMA
COUNTY OF SHELBY
Deed Tax 24.00
Rec 1.50
Lud 1.00
26.50

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 1st day of December, 1983.

1037 Drexel Dr.
Hon. Fred, AL
35209
My Commission Expires 8-6-85
J. G. Hester
Notary Public