

This instrument was prepared by
(Name) Wallace, Ellis, Head & Fowler, Attorneys
(Address) Columbiana, Alabama 35051
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:

That in consideration of an exchange of property and the payment of all consideration as ordered by the Circuit Court of Tuscaloosa County, Alabama, Civil Action No. CV-84-425, in the Matter of the Estate of James Wallace Eddings, Sr., as shown by Order entered in said cause on July 18, 1984, as shown at Misc. Book 57, page 835, Office of Judge of Probate of Shelby County, Alabama, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James Wallace Eddings, Sr., by his Guardian, Willa Dean Eddings, acting under the authority and order of said Court above referred to, and pursuant thereto, and Willa Dean Eddings, wife of said James Wallace Eddings, Sr., individually, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

✓ Norris Zane Nathews

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

Lot 49, according to Indian Highlands, Second Addition as shown by map recorded in Map Book 5, page 60, in the Probate Office of Shelby County, Alabama.

- Subject to:
1. Restrictive covenants and conditions filed for record on 3/9/71 in Deed Book 266, page 782 in Probate Office of Shelby County, Alabama and in Deed Book 263, page 930.
 2. Building set back line as shown by recorded plat.
 3. Easements for utilities as shown by restrictive covenants and subdivision map.
 4. Subject to Agreement between Vic-San, Inc. and Ala. Power Co. dated 4/16/71 and recorded in D. Book 268, page 34, in said Probate Office.

The grantor, Willa Dean Eddings, warrants that she is one and the same person as Willa Dean K. Eddings, wife of James Wallace Eddings, Sr.

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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 day of , 19.

James Wallace Eddings, Sr.,

(Seal) By Willa Dean Eddings (Seal)
As Guardian
(Seal) Willa Dean Eddings (Seal)
Willa Dean Eddings (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 Willa Dean Eddings whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August July A. D., 19 84

J. Frank Head
Notary Public.

(see reverse side for additional acknowledgment)

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE

CORPORATION

Title Insurance

BIRMINGHAM, ALA.

DEED TAX \$

RECORD FEE \$

TOTAL \$

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Willa Dean Eddings, whose name as Guardian of James Wallace Eddings, Sr., acting under the authority and order entered in the Circuit Court of Tuscaloosa County, Alabama, Civil Action No. CV 84-425, 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, she, in her capacity as such Guardian, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 3rd day of August, 1984.

J. Frank Head
Notary Public

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

1984 AUG -3 PM 3:42

Thomas A. Lowmiller, Jr.
JUDGE OF PROBATE

Deed TAX. 50
Rec 5.00
Ind 1.00
6.50

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