

This instrument was prepared by

(Name) Billy D. Eddleman(Address) 510 Bank for Savings Building, Birmingham, AL 35203

Form 1-1-27 Rev. 1-68

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of *** TEN THOUSAND EIGHT HUNDRED and 00/100 ***** (\$10,800.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Billy D. Eddleman and wife, Bobbie D. Eddleman

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

J. D. Scott Construction, Inc.

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

Lot 15, Block 3, according to the survey of Cahaba Valley Estates, Seventh Sector as recorded in Map Book 6, Page 82, in the office of the Judge of Probate of Shelby County, Alabama. Subject to existing easements, restrictions, set-back lines, right-of-ways, limitations, if any, of record.

Mineral and mining rights excepted.

Grantor, its successors and assigns, hereby reserves an easement for the purpose of constructing and maintaining a sign along the Northwest boundary line of the lot conveyed hereunder, which sign shall be located in the middle of the Northwest radius of the lot extending along the radius line six feet in width and three feet in depth, and the Grantor shall hold the easement reserved hereunder perpetually subject to the following terms and conditions:

1. The sign to be constructed on the subject property shall be of brick and other masonry material with lettering on the brick. The dimensions of the sign shall not exceed six feet in length, four feet in height, and two feet in width.

2. The grantee shall permit the Grantor reasonable ingress and egress to and from the subject property for the purpose of constructing and maintaining the sign.

3. Grantee agrees not to obstruct the view of the sign from the streets facing the North and West boundary lines of the lot conveyed hereunder by any natural or man-made objects and Grantee further agrees not to disturb the sign constructed by the Grantor on the subject property.

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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, _____ have hereunto set _____ hands(s) and seal(s), this 11th day of March, 1985.

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

1985 APR 12 AM 9:29

Rec'd 11:00
2:50
1:00
14:50

Billy D. Eddleman (Seal)

Bobbie D. Eddleman (Seal)

JUDGE OF PROBATE

(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 _____ Billy D. Eddleman and wife, Bobbie D. Eddleman _____ 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 _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March

My Commission Expires 8-6-85

Notary Public.