

SEND TAX NOTICE TO:

(Name) Cole and Eddleman Development Company

(Address) 213 Gadsden Highway
Birmingham AL 35215

877

This instrument was prepared by

(Name) Charles A. J. Beavers, Jr.

(Address) 1400 Park Place Tower, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00)

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, a married man, and Eugene K. Cole, a married man,

(Billy D. Eddleman being the owner of an undivided two-thirds (2/3) interest and Eugene K. Cole being the owner of an undivided one-third (1/3) interest)

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Cole and Eddleman Development Company, an Alabama general partnership,

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

A parcel of land located in the northeast quarter of Section 11 and the northwest quarter of Section 12, all in Township 20 South, Range 3 West, more particularly described as follows: Commence at the southwest corner of Lot 4, Block 6, of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, page 82, in the Office of the Judge of Probate in Shelby County, Alabama; thence in a southeasterly direction along the projection of the southwesterly line of said Block 6 a distance of 160.00 feet to the point of beginning; thence continue along last described course a distance of 762.00 feet; thence 90 degrees 10 minutes left in a northeasterly direction a distance of 360.00 feet; thence 89 degrees 50 minutes left in a northwesterly direction a distance of 762.00 feet; thence 90 degrees 10 minutes left in a southwesterly direction a distance of 360.00 feet to the point of beginning.

TOGETHER WITH a nonexclusive easement for ingress and egress and utilities over, under, and across the following described parcel: Begin at the most easterly corner of said Lot 4; thence in a southeasterly direction along the projection of the northeasterly line of said Block 6 a distance of 160.00 feet; thence 90 degrees 10 minutes left in a northwesterly direction a distance of 60.00 feet; thence 89 degrees 50 minutes left in a northwesterly direction a distance of 160.00 feet; thence 90 degrees 10 minutes left in a southwesterly direction a distance of 60.00 feet to the point of beginning.

SUBJECT TO current taxes and right-of-way to Alabama Power Company recorded in Volume 108, page 379, in said Probate Office.

The grantors hereby certify that the above described property does not constitute the homestead as defined by Code Section 6-10-2 of said grantors.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And IX(we) do for MYSELF(ourselves) and for MY(our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that IX(we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that IX(we) have a good right to sell and convey the same as aforesaid; that IX(we) will and MY(our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, 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 3rd day of July, 1985.

Send TAX \$0
Rec 2.50
Ind 1.00
4.00

STATE OF ALABAMA
JEFFERSON COUNTY
1985 JUL 18 AM 8:53

Billy D. Eddleman (Seal)
Eugene K. Cole (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I, Charles A. J. Beavers, Jr., a Notary Public in and for said County, in said State, hereby certify that Billy D. Eddleman, a married man, and Eugene K. Cole, a married man, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of July, A. D., 1985.

Land Title