

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

PO Box 360187

(Address) Birmingham, AL 35236-0187

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty thousand & 00/100ths (\$20,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Charles D. Grant, Jr., and wife, Janis R. Grant

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

Teresa Loftin Eades

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

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$15,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

\$3,750.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: Route 2, Box 74, Lot 27, Pelham, Alabama
35124

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 3rd day of November, 1986.

(SEAL)

Charles D. Grant, Jr.

(SEAL)

(SEAL)

Janis R. Grant

(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 Charles D. Grant, Jr., and wife, Janis R. Grant

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 3rd day of November

A.D. 1986

Notary Public

Exhibit "A"

Grantors grant unto grantees their heirs and assigns and reserve unto themselves and their heirs and assigns the following easement:

A 30 foot easement for Ingress and Egress, the centerline of which is described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 22 South, Range 1 West; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 245.8 feet; thence 88°19' right run 503.5 feet; thence 69°50' left run 329.1 feet; thence 69°50' right run 684.6 feet to the centerline of Butter and Eggs Road; thence 90°43' right run 7.1 feet along said road to the point of beginning; thence 12°37' right run 146.86 feet along the center of a gravel road and the point of ending.

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

1986 DEC -8 PM 3:14

F. Thomas
JUDGE OF THE CLERK

1. Deed Tax	\$ 1.50
2. Mtg. Tax	-
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	7.50