

DEED, STATUTORY WARRANTY

PRINTED AND FOR SALE BY ZAC SMITH STATIONERY CO., B'HAM

The State of Alabama,

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY,

That for and in consideration of *FORTY-TWO THOUSAND FIVE HUNDRED (\$42,500.00) and 00/100
DOLLARS* Dollars

to the undersigned grantor. Billy D. Eddleman

in hand paid by Grantee: William J. Acton Construction, Inc.

the receipt whereof is acknowledged by the said Grantor: Billy D. Eddleman

do, hereby grant, bargain, sell and convey unto the said Grantee: William J. Acton Construction, Inc.

the following described real estate, to-wit:

Lot 13 according to the survey of Meadow Brook, 5th Sector, 3rd Phase as recorded in Map Book 10, Page
27 in the office of the Judge of Probate of Shelby County, Alabama.

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

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing
in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines,
sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface
condition that may now or hereafter exist or occur or cause damage to persons, property or buildings.

Grantee does forever release Grantor from any damages arising out of the condition of the soil and for
conditions of the surface and subsurface of the above described property, and this release shall consti-
tute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and
corporations holding under or through Grantee.

THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM
A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

Mineral and mining rights excepted.

situated in Shelby County, Alabama.

To have and to hold the said above described property unto the said party of the second part, together with all and
singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs
and assigns forever.

In Witness Whereof, I have hereunto set my hand and sealed, this 19th
February, 1987 day of

WITNESSES:

Billy D. Eddleman (Seal)
Billy D. Eddleman (Seal)

First At. Book B'ham

BOOK 116 PAGE 434

THE STATE OF ALABAMA,

SHELBY

County

I, Diane C. Collins

a Notary Public in and for said County, in said State, hereby
certify that Billy D. Eddleman
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 this conveyance, he
executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 19th day of February A. D. 1987

Diane C. Collins

THE STATE OF ALABAMA,

County

a in and for said County, in said State, hereby
certify that a subscribing witness
to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated
that the Grantor
voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the
day the same bears date; that attested the same in the presence of the Grantor, and of the
other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand, this day of A. D. 19

1. Doc. Tax

2. Reg. Tax

3. Recording Fee \$2.00

4. Indexing Fee 1.00

TOTAL 6.00

THE STATE OF ALABAMA,

County

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

a in and for said County, in said State, hereby
certify that on the day of 1987 FEB 24 AM 9:42 19, came before me the
within named known to me (or made known to me),
to be the wife of the within named JUDGE OF PROBATE
who, being examined separate and apart from the husband, touching her signature to the within
acknowledged that she signed the same of her own
free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this day of A. D. 19

TO

Deed, Statutory Warranty

THE STATE OF ALABAMA

County

I, Judge of the Probate Court of said County, hereby
certify that the foregoing conveyance was filed for
registration in this office on the day of
19, and was recorded
in Vol. Records of Deeds,
Pages on the
days of 19

Judge of Probate.

Recording Fee, \$

State Tax \$

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