

1330

This instrument was prepared by:

(Name) Mitchell A. Spears

(Address) P.O. Box 91

Montevallo AL 35115

Send Tax Notice to:

(Name) K. Michael Anderson

(Address) 300 Wadsworth Street

Montevallo AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and 00/100 (\$40,000.00)-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Willowdean Eddings, a married woman; Walter James Gregg, an unmarried man; Robert Stephen Gregg, a married man; Charlotte Gregg Simpson, an unmarried woman; Robert Stephen Gregg, Jr., a married man; Georgia Mae Edwards, a married woman, in her individual capacity and as Executrix of the estate of Emma Harper Kendrick, deceased, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

K. Michael Anderson

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

SEE LEGAL DESCRIPTION, WITH CONVEYANCE TERMS, IN EXHIBIT "A" WHICH IS ATTACHED AND INCORPORATED HERewith AS THOUGH FULLY SET OUT HEREIN.

The above named Willowdean Eddings, as a Grantor herein, is also known as Willa Dean Eddings.

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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 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 12th day of April, 19 88.

Willa Dean Eddings (Seal)
Willowdean Eddings a/k/a Willa Dean Eddings
Walter James Gregg (Seal)
Walter James Gregg
Robert Stephen Gregg (Seal)
Robert Stephen Gregg

Charlotte Gregg Simpson (Seal)
Charlotte Gregg Simpson
Robert Stephen Gregg, Jr. (Seal)
Robert Stephen Gregg, Jr.
Georgia Mae Edwards (Seal)
Georgia Mae Edwards, Individually
Georgia Mae Edwards (Seal)
Georgia Mae Edwards, Executrix

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Willowdean Eddings

a Notary Public in and for said County,

whose name(s) 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 12th day of April, 19 88

Notary Public

EXHIBIT "A"

A parcel of land located in Section 21, Township 22 South, Range 3 West, in the City of Montevallo, Alabama, and being more particularly described as follows: Commence at the point of intersection of the Southwest right of way line of Bloch Street with the Northwest right of way line of Main Street (formerly Broad Street) as shown on the map of Cleeta S. Storrs and Lizzie B. Troy as recorded in Map Book 3 page 3 in the Office of the Judge of Probate of Shelby County, Alabama, and run thence Northwest along the Southwest right of way line of Bloch Street for 5.62 feet to the intersection of said right of way line with the Northwest right of way line of Alabama Highway 119, said point being the point of beginning of the property herein described; thence continue Northwest along the Southwest right of way line of Bloch Street for 84.38 feet; thence turn 89 deg. 39 min. 22 sec. left and run Southwest and parallel to Main Street for 62.54 feet; thence turn 90 deg. 00 min. right and run Northwest and perpendicular to Main Street for 13.33 feet; thence turn 90 deg. 00 min. left and run Southwest and parallel to Main Street for 32.99 feet to a point on the Northeast property line of the parcel of land currently owned and occupied by Jefferson Federal Savings and Loan Corporation; thence turn 90 deg. 00 min. left and run Southeast along said Northeast line and perpendicular to Main Street for 103.33 feet to a point on the Northwest right of way of Main Street; thence turn 90 deg. 00 min. left and run Northeasterly along said right of way line for 64.98 feet to the point of intersection of said line with the Northwest right of way line of Alabama Highway No. 119, said right of way line being in a curve concaved Northwesterly and having a radius of 347.96 feet and a central angle of 4 deg. 28 min. 13 sec.; thence turn 11 deg. 57 min. 35 1/2 sec. left to the chord of said curve and run Northeasterly along the arc of said curve and along the Northwest right of way line of Alabama Highway No. 119 for 27.15 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Right-of-way and easements of record.

Subject to encroachment of two story frame garage apartment on the West side of subject property and unpaved drive on North side of subject property as shown by survey of Sydney H. Keel, dated January 11, 1988.

Any property lying between the fence and the boundary line as shown by survey of Sydney H. Keel, dated January 11, 1988.

Mineral and mining rights.

Mortgage executed by Grantee herein to SouthTrust Bank of Alabama, N.A., in conjunction with the closing of this conveyance, in the sum of \$40,000.00.

The above described real estate is not the homestead of any of the Grantors herein.

Dated this 12th day of April, 1988.

Willowdean Eddings
Willowdean Eddings a/k/a Willa Dean Eddings

Walter James Gregg
Walter James Gregg

Robert Stephen Gregg
Robert Stephen Gregg

Charlotte Gregg Simpson
Charlotte Gregg Simpson

Robert Stephen Gregg, Jr.
Robert Stephen Gregg, Jr.

Georgia Mae Edwards
Georgia Mae Edwards, Individually

Georgia M. Edwards
Georgia Mae Edwards, Executrix

STATE OF Alabama)
Shelby COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Walter James Gregg 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 28 day of March, 1988.

D. A. Spencer
Notary Public 9/89

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STATE OF Alabama)
Shelby COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert Stephen Gregg 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 12th day of April, 1988.

D. A. Spencer
Notary Public 9/89

STATE OF Alabama)
Shelby COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert Stephen Gregg, Jr. 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 28 day of March, 1988.

D. A. Spencer
Notary Public 9/89

STATE OF Alabama)
Shelby COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charlotte Gregg Simpson 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 seal, this 12th day of April, 1988.

D. A. Spencer
Notary Public 9/89

STATE OF Alabama
Shelby COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Georgia Mae Edwards**, Individually, 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 seal, this 17th day of April, 1988.

M. A. Spence
Notary Public 9/88

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STATE OF Alabama
Shelby COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Georgia Mae Edwards**, whose name as Executrix of the Estate of Emma Harper Kendrick, deceased, 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 Executrix, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 17th day of April, 1988.

M. A. Spence
Notary Public 9/88

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

88 APR 19 AM 9:46

Thomas P. Spence, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>—</u>
2. Mtg. Tax	<u>—</u>
3. Recording Fee	<u>10.00</u>
4. Indexing Fee	<u>6.00</u>
TOTAL	<u>16.00</u>