

Prepared by: Trimmer and Associates, P.C. 22 Inverness Center Parkway,
Suite 210, Birmingham, Alabama 35243

Send Tax Notice To: George H. Law
P.O. Box 743 McFreesho, TN 37130

WARRANTY DEED (CORPORATE FORM)

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Four Thousand Dollars and 00/100 (\$354,000.00) to the undersigned Grantor, Eddins and Lee Bus Sales, Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto George H. Law and E. Ray Earnest, Tenants in Common (herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 24, Township 20 South, Range 3 West, described as follows: Commence at the SE corner of the SE 1/4 of Section 24 and go South 89 deg. 52 min. 17 sec. West along the South Boundary of said 1/4-1/4 Section 466.52 feet to the West Boundary of a new county road, also being the point of beginning; thence continue South 89 deg. 52 min. 17 sec. West for 315.68 feet to the East boundary of Interstate 1-65; thence two (2) courses along said East boundary as follows; go North 6 deg. 51 min. East for 19.81 feet to an existing concrete monument; thence North 4 deg. 51 min. 05 sec. West for 570.00 feet to an existing concrete monument; thence North 85 deg. 58 min. East for 293.67 feet to a point on a curve on the West Boundary of said new county road, said curve having a radius of 3849.72 feet and a central angle of 1 deg. 02 min. 30 sec.; thence southeasterly along this curve 70.00 feet to the point of tangent; thence South 6 deg. 30 min. East along said West Boundary 541.43 feet to the point of beginning; being situated in Shelby County, Alabama.

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Subject to:

- (1) Taxes for the year 1989 are a lien, but not due and payable until October 1, 1989. Parcel ID: 58-13-6-24-4-001-001.
- (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 126 Page 292 in Probate Office.
- (3) Right of way granted to City of Pelham by instrument recorded in Real 64 Page 312 in Probate Office.
- (4) Condemnation filed in Lis Pendens Book 5 Page 400 to the State of Alabama for 1-65.
- (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 36 Page 426 in Probate Office.
- (6) All existing, future, or potential common law or statutory rights of access between the right of way and Interstate 1-65 and subject property as conveyed and relinquished to the State of Alabama.

The consideration for this deed is the assumption of two mortgages recorded in Shelby County in Volume 103, Page 53, and Volume 130, Page 871.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, and said corporation does for itself, its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said GRANTOR, by its _____ President, _____ who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of December, 1988.

ATTEST:

Donald F. Eddins
Secretary, Assistant

By Ira D. Eddins
President

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ira Eddins, whose name as _____ President of Eddins and Lee Real Estate Inc. a corporation 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 foregoing conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand this 29th day of December, 1988.

My Commission Expires:

June 6, 1992

Bartholomew J. Henegar
Notary Public

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN -3 PM 2:27

Thomas H. Brown, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>Assumption of Debt</u>	103.53
2. Mtg Tax		130.87
3. Recording Fee	<u>5.00</u>	
4. Indexing Fee	<u>1.00</u>	
TOTAL	<u>6.00</u>	

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