

2027

64255

135.00

4.00

2.50

41.50

This instrument was prepared by

(Name) Clayton T. Sweeney

(Address) 2100 SouthBridge Parkway suite 650
Birmingham, Alabama 35209

Send Tax Notice To: Eddleman Properties, Inc.

name 2700 Highway 280 Suite 325
Birmingham, AL 35223

address

WARRANTY DEED-

LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

35

That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Charles T. Oakley, a married man and Eugene K. Cole, a married man

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

Eddleman Properties, Inc.

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

Lot 12, according to the Survey of The Magnolias at Brook Highland,
an Eddleman Community, as recorded in Map Book 13, Page 102 A & B, in
the Probate Office of Shelby County, Alabama.

Subject to current taxes, existing easements, restrictions, rights of way,
building set back lines and limitations of record.

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 MAY 29 PM 1:43

JUDGE OF PROBATE

1. Deed Tax	\$ 35.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 2.00
5. N. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 41.50

The property conveyed herein is not the homestead of the grantors or that of
their spouse.

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 the said GRANTEES,
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 noted 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 GRANTEES, 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 16th
day of April, 1990.

(Seal)

Charles T. Oakley

(Seal)

(Seal)

Eugene K. Cole

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Charles T. Oakley, a married man and Eugene K. Cole, a married man

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 16th day of April, A. D. 1990.

Notary Public