

This instrument was prepared by:
Ronald H. Moon, Sr. Trust Officer
SouthTrust Bank of Alabama, N.A.

1358

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty-Four Thousand and no/100 Dollars (\$54,000.00) to the undersigned MARGARET ANN EDDINS, a widowed woman, (Grantor) in hand paid by ALABAMA PROPERTY COMPANY (Grantee), the receipt whereof is acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama and acquired by devise u/w/o William N. Eddins, deceased, whose Will is probated in Shelby County, Alabama at Probate Case #28-283, to-wit:

Commence at the southwest corner of Section 28, Township 21 South, Range 2 West, run thence in a northerly direction along the west line of said section for a distance of 745.21 feet; thence turn an angle to the right of 85 degrees 02 minutes 34 seconds and run in an easterly direction for a distance of 984.26 feet to a point on the westerly right-of-way line of U.S. Highway #31; thence turn an angle to the left of 93 degrees 34 minutes 53 seconds to the tangent of the following described course, said course being situated on a curve to the right having a central angle of 01 degrees 17 minutes 44 seconds and a radius of 2,830.14 feet; thence run along the arc of said curve to the left in a northwesterly direction for a distance of 64 feet to the end of said curve; thence run along the tangent if extended to said curve continuing in a northwesterly direction along the westerly right-of-way of U. S. Highway #31 for a distance of 92.13 feet to the point of beginning. From the point of beginning thus obtained, thence continue along last described course for a distance of 294.05 feet; thence turn an angle to the right of 90 degrees and run in a northeasterly direction for a distance of 15 feet; thence turn an angle to the left of 90 degrees and run in a northwesterly direction along the westerly right-of-way line of U. S. Highway #31 for a distance of 16 feet; thence turn an angle to the left of 83 degrees 05 minutes 30 seconds and run in a westerly direction for a distance of 258.57 feet; thence turn an angle to the left of 93 degrees 32 minutes and run in a southerly direction for a distance of 183.92 feet; thence turn an angle to the left of 61 degrees 25 minutes and run in a southeasterly direction for a distance of 297.64 feet to the point of beginning.

TO HAVE AND TO HOLD to the said Grantee, its successors, heirs, and assigns forever; subject, however, to taxes on said property for the year 1991, which the Grantee hereby assumes and agrees to pay when due.

The Grantor warrants that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she has the right to sell and convey the same as aforesaid, that she will and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors, heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Margaret Ann Eddins has hereunto set her hand and seal this 16 day of October, 1990.

m AS November

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
90 NOV 19 PM 4: 09
Margaret Ann Eddins (Seal)
Margaret Ann Eddins
STATE OF ALABAMA)
COUNTY OF Mobile)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Ann Eddins 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 official seal this 16 day of Nov, 1990.

Elle Power Co

William N. Eddins
Notary Public
F. P. 115 11/15/97

BOOK 318 PAGE 962

Deed Tax	54.00
Map Tax	0.00
Recording Fee	2.50
Indexing Fee	1.00
No. of Pages	1.00
Total	61.50