

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Virginia Eddings Baker

(Name)

9131 Hwy. 22

(Address)

Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar, (\$1.00) 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,

Oren Gaston Eddings (also known as Oren G. Eddings and O. G. Eddings) and wife, Margaret Davis Eddings (also known as Margaret D. Eddings)

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

Virginia Eddings Baker

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

Inst # 1993-34391

11/02/1993-34391
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 17.00

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 22nd
day of October, 19 93

(Seal)

(Seal)

(Seal)

Oren Gaston Eddings (Seal)

Oren Gaston Eddings
Margaret Davis Eddings (Seal)

Margaret Davis Eddings (Seal)

STATE OF ALABAMA

SHELBY

County

} General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Oren Gaston 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of October, 19 93

November 13, 1993

My Commission Expires:

Donna K. Falkner

Notary Public

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STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARGARET DAVIS EDDINGS, 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 20th day of October, 1993.

L. Lichele K. Hampson
Notary Public
My Commission Expires: 5-95

EXHIBIT "A"

Begin at a point on East side of Moody Street 165.00 feet from Northeast corner measuring along street from Northmost intersection of Highland and Moody Street according to the map of Lyman's Addition to Montevallo; thence run Northwest along Moody Street 70.00 feet; thence perpendicular to Moody Street 100.00 feet; thence Southeast and parallel with Moody Street 70.00 feet; thence Southwest and parallel with Highland Street 100.00 feet to point of beginning; being situated in the SE 1/4 of the NW 1/4 of Section 21, Township 22, Range 3 West, Shelby County, Alabama.

SUBJECT TO:

Public utility easements and rights-of-way servicing said property.
Mineral and mining rights are not insured.

Commencing at the SW corner of the Pauline Lawley tract of land, and run from thence West along the line of the West half of the NE 1/4 of Section 10, Township 22, Range 4 West, to the section line, and from thence North and along said section line far enough, so that a line running exactly parallel with the first described line back to the Pauline Lawley tract of land so as to make a tract of land containing 12 1/2 acres.

Mineral rights reserved.

Also, all my interest in the following described lands, to-wit, E 1/2 of the NE 1/4 of NW 1/4 and NW 1/4 of NE 1/4, Except 10 acres off south side of said forty acres, all in section 10, Township 22, Range 4 West, containing 50 acres, more or less.

LESS AND EXCEPT:

Part of the NE 1/4 of the NW 1/4 and NW 1/4 of the NE 1/4 of Section 10, Township 22 South, Range 4 West, Shelby County, Alabama being more particularly described as follows: From the Southeast corner of the NE 1/4 of NW 1/4 run in a northerly direction along the east line of said 1/4-1/4 section for distance of 124.04 feet; thence turn an angle to the left of 27 degrees 23 minutes 57 seconds and run in a northwesterly direction for a distance of 60.70 feet; thence turn an angle to the right of 51 degrees 55 minutes 13 seconds and run in a northeasterly direction for a distance of 470.63 feet to an existing iron pin being 22 feet west of the centerline of Shelby County Highway No. 54 and being the accepted prescriptive right of way line of Shelby County Highway No. 54 and the point of beginning; thence turn an angle to the right of 13 degrees 06 minutes 18 seconds and run in a northeasterly direction along the accepted prescriptive right of way line of Shelby County Highway No. 54 for a distance of 247.52 feet to an existing iron pin; thence turn an angle to the left of 86 degrees 29 minutes 19 seconds and run in a northwesterly direction for a distance of 759.61 feet to an existing iron pin; thence turn an angle to the left of 70 degrees 05 minutes 18 seconds and run in a southwesterly direction for a distance of 332.79 feet to an existing iron pin; thence turn an angle to the left of 112 degrees 48 minutes 49 seconds and run in a southeasterly direction for a distance of 575.11 feet to an existing iron pin; thence turn an angle to the left of 3 degrees 46 minutes 28 seconds and run in a southeasterly direction for a distance of 315.88 feet, more or less, to the point of beginning.

Begin at the NE corner of the NW 1/4 of the NE 1/4 of Section 10, Township 22 South, Range 4 West and run westerly along the North side of the said quarter-quarter for 810.15 feet to a point in the centerline of Shelby County Road No. 54, then turn an angle of 91 degrees 00 minutes 12 seconds to the left and run southerly for 109.04 feet to a point in the centerline of said road, then turn an angle of 4 degrees 31 minutes 44 seconds to the right and run southerly for 157.41 feet to a point in the centerline of the said road then turn an angle of 26 degrees 54 minutes 31 seconds to the right and run southwesterly for 155.46 feet to a point in the centerline of said road, then turn an angle of 2 degrees 57 minutes 44 seconds to the right and run southwesterly for 163.64 feet to a point in the centerline of the said road then turn an angle of 5 degrees 50 minutes 28 seconds to the right and run southwesterly for 299.27 feet to a point in the centerline of said road then turn an angle of 4 degrees 30 minutes

46 seconds to the left and run southwesterly for 181.62 feet to a point in the centerline of said road, then turn an angle of 10 degrees 04 minutes 57 seconds to the left and run southwesterly for 71.78 feet to a point in the centerline of the said Shelby County Road No. 54, then turn an angle of 114 degrees 29 minutes 56 seconds to the left and run easterly for 1295.68 feet to a point on the east side of the said NW 1/4 of the NE 1/4 then an angle of 89 degrees 20 minutes 48 seconds to the left and run northerly along the east side of the said quarter-quarter for 986.50 feet back to the point of beginning. Situated in Shelby County, Alabama.

THE GRANTORS HEREIN SPECIFICALLY RESERVE A LIFE ESTATE, FOR AND DURING THE JOINT AND SEVERAL LIVES OF SAID GRANTORS.

Dated: 10-22-93

Oren Gaston Eddings
Oren Gaston Eddings
Margaret Davis Eddings
Margaret Davis Eddings

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