

This instrument was prepared by

(Name) Billy D. Eddleman

Send Tax Notice To: Eugene K. Cole

name Cole Companies

(Address) 2700 Highway 280, Suite 325, Birmingham, AL 35223

1100 East Park Drive, Suite 400

address Birmingham, AL 35235

WARRANTY DEED- Lawyers Title Insurance Corporation, Birmingham, AL

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1) and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Billy D. Eddleman, a married man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Eugene K. Cole an undivided one-third (1/3) interest in and to

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

A parcel of land located in the northeast quarter of Section 11 and the northwest quarter of Section 12, all in Township 20 South, Range 3 West, more particularly described as follows: Commence at the southeast corner (most southerly corner) of Lot 4, Block 6, of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, page 82, in the Office of the Judge of Probate in Shelby County, Alabama; thence in a southeasterly direction along the projection of the southwesterly line of said Block 6 a distance of 160.00 feet to the point of beginning; thence continue along last described course a distance of 762.00 feet; thence 90 degrees 10 minutes left in a northeasterly direction a distance of 360.00 feet; thence 89 degrees 50 minutes left in a northwesterly direction a distance of 762.00 feet; thence 90 degrees 10 minutes left in a southwesterly direction a distance of 360.00 feet to the point of beginning.

TOGETHER WITH a nonexclusive easement for ingress and egress and utilities over, under, and across the following described parcel: Begin at the most easterly corner of said Lot 4; thence in a southeasterly direction along the projection of the northeasterly line of said Block 6 a distance of 160.00 feet; thence 90 degrees 10 minutes left in a northeasterly direction a distance of 60.00 feet; thence 89 degrees 50 minutes left in a northwesterly direction a distance of 160.00 feet; thence 90 degrees 10 minutes left in a southwesterly direction a distance of 60.00 feet to the point of beginning.

SUBJECT TO current taxes and right-of-way to Alabama Power Company recorded in Volume 108, page 379, in said Probate Office.

The grantor hereby certifies that the above described property does not constitute the homestead as defined by Code Section 6-10-2 of said grantor.

Inst # 1994-14031  
04/29/1994-14031  
03:18 PM CERTIFIED

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever

And I (XX) do for myself (XXXXXX) and for my (XXX) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (XXXXXX) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (XX) have a good right to sell and convey the same as aforesaid; that I (XXXX) will and my (XXXX) 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, I have hereunto set my hands(s) and seal(s), this 29th day of MARCH, 1994.

(Seal)

Billy D. Eddleman

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Rebecca K. Rasato, a Notary Public in and for said County, in said State, hereby certify that Billy D. Eddleman, a married man, 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 official seal this 29 day of

March

A. D. 1994

Rebecca K. Rasato

Notary Public

MY COMMISSION EXPIRES FEBRUARY 3, 1997

Inst # 1994-14031