

This instrument was prepared by:  
Clayton T. Sweeney, Esquire  
2700 Highway 280 East  
Suite 290E  
Birmingham, AL 35223

Send Tax Notice To:  
Alex Cecil  
#27 Pearl  
Portland, Maine 04112

Inst # 1995-35126

STATE OF ALABAMA)  
COUNTY OF SHELBY)

### STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Twenty-Five Thousand and No/100 Dollars (\$25,000.00) to the undersigned grantor, **BILLY D. EDDLEMAN**, a married man, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **BILLY D. EDDLEMAN**, a married man, (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell and convey unto **ALEX CECIL**, (hereinafter referred to as "Grantees"), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lot 28, according to the survey of Meadow Brook, 5th Sector, 3rd Phase, as recorded in Map Book 10 page 27 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

Inst # 1995-35126  
12/07/1995-35126  
01:08 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MD 38.50

The above property is conveyed subject to:

- (1) Ad valorem taxes due and payable for the year of 1995, are a lien but not due and payable until October 1, 1995.
- (2) Building setback line of 35 feet reserved from Meadow Brook Road as shown by plat.
- (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 87 page 690 and Real 89 page 983 in Probate Office.
- (4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Real 84 page 190 in Probate Office.
- (5) Agreement with Alabama Power Company as to underground cables recorded in Real 89 page 980 in Probate Office.
- (6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 65 page 96 in Probate Office.
- (7) Restrictions, limitations and conditions as set out in Map Book 10 page 27 A & B.

The Property conveyed herein is not the homestead of the grantor or that of his spouse.

The Property described herein is conveyed to the Grantees "AS IS".

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that

may now or hereafter exist or occur or cause damage to persons, property or building. Grantee does forever release Grantor from any damage arising out of the conditions of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and corporations holding under or through Grantee.

**TO HAVE AND TO HOLD** to the said Grantee in fee simple.

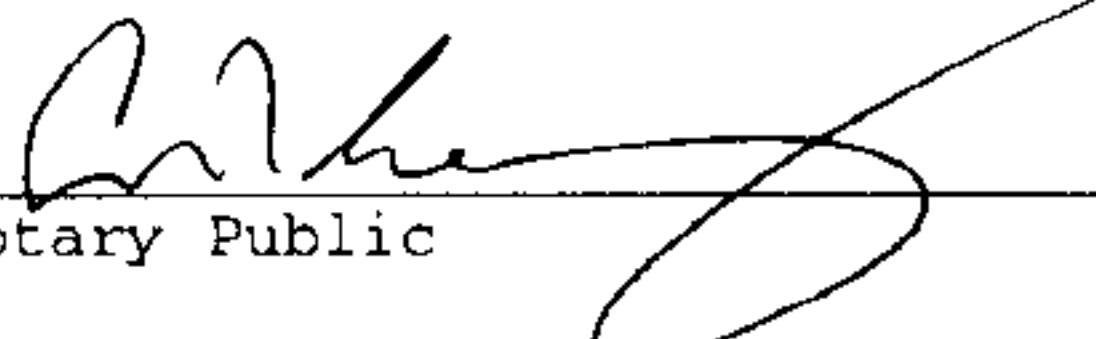
**IN WITNESS WHEREOF**, the said Grantor has hereunto set his hand this 5th day of July, 1995.

  
**BILLY D. EDDLEMAN** (Grantor)

**STATE OF ALABAMA     )**  
**COUNTY OF JEFFERSON )**

I, the undersigned, 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 Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 5th day of July, 1995.

  
Notary Public  
My Commission expires: 5/29/95

The Grantees execute this deed only to acknowledge and accept all covenants and restrictions contained hereinabove.

  
**ALEX CECIL**

STATE OF ✓ Maine )  
COUNTY OF ✓ Cumberland )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alex Cecil, 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 of office this 12  
day of ~~July~~, 1995.  
October

  
Notary Public

✓ My Commission expires:

MARK H. BICKFORD  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES DECEMBER 11, 1999

Inst # 1995-35126

12/07/1995-35126  
01:08 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 38.50