

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

Send Tax Notice To: Andrew Leo Eddings and
Marilyn Ann Eddings

STATE OF ALABAMA)
)
SHELBY COUNTY)

109 Reach Circle
Alabaster, Alabama 35007

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the principal sum of SEVEN THOUSAND TWO HUNDRED FIFTY AND 00/100 (\$ 7,250.00) DOLLARS to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto ANDREW LEO EDDINGS AND MARILYN ANN EDDINGS, herein referred to as Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

The East 330 feet of the South 330 feet of Northeast 1/4 of Northeast 1/4 of Section 28, Township 21 South, Range 3 West. Situated in Shelby County, Alabama.

Subject to: 1. Ad Valorem taxes for the Year 1996, which said taxes are not due or payable until October 1, 1996. 2. Any loss based on a marketability claim due to title being based on a tax deed. 3. Oil, gas and mineral lease in Deed Book 330, Page 93. 4. Property not abutting a public road and having no access to any public road of record.

~~\$ 4,000.00 of the consideration recited herein is being paid by the execution of a purchase money mortgage of even date herewith.~~

THE ABOVE DESCRIBED REAL PROPERTY IS NOT NOW, NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

TO HAVE AND TO HOLD Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors and administrators covenant with the Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 hand and seal, this 21st day of March, 1996.

Sherman Holland Jr. (SEAL)

Sherman Holland Jr.

03/22/1996-09359

12:39 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD

18.50

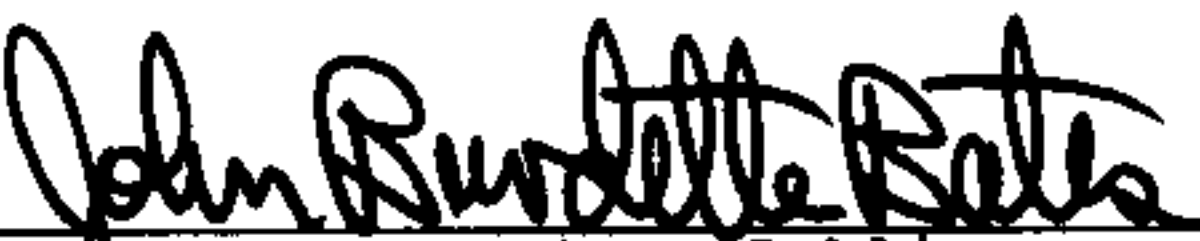
John B. Bates

Inst # 1996-09359

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr., 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 21st day of March, 1996.



Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

Inst # 1996-09359

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SHELBY COUNTY JUDGE OF PROBATE
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