

This instrument was prepared by

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P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to: **WERNER H. BEIERSDOERFER** and
(Name) **ELAINE W. BEIERSDOERFER**

(Address) 2040 Valleydale Rd.
Birmingham, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY-SEVEN THOUSAND, SIX HUNDRED THIRTY and 00/100, (\$77,630.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

H. R. EDDINGS and wife, TINA EDDINGS

(herein referred to as grantors) do grant, bargain, sell and convey unto

WERNER H. BEIERSDOERFER and wife, ELAINE W. BEIERSDOERFER

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, 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.

1st * 1996-29358

09/06/1996-29358
09:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA \$3.00

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 3rd day of September, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

H. R. EDDINGS

TINA EDDINGS

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that H. R. EDDINGS and wife, TINA EDDINGS whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of September, A.D. 19 96

My Commission Expires 9/97

Notary Public

EXHIBIT "A"

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 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 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.

SUBJECT TO:

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN ON EVEN DATE HERewith, IN FAVOR OF GRANTORS HEREIN, IN THE SUM OF \$35,910.00.

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not ensured.

Transmission line permits to Alabama Power Company recorded in Deed Book 104, Page 192 and Deed Book 181, Page 428 in Probate Office of Shelby County, Alabama.

Any part of caption lands lying within a public roadway.

Any part of caption lands which lies within the description contained in the deed to Howard Miller and wife, Ethel Miller as shown in Deed Book 228, Page 88 in Probate Office.

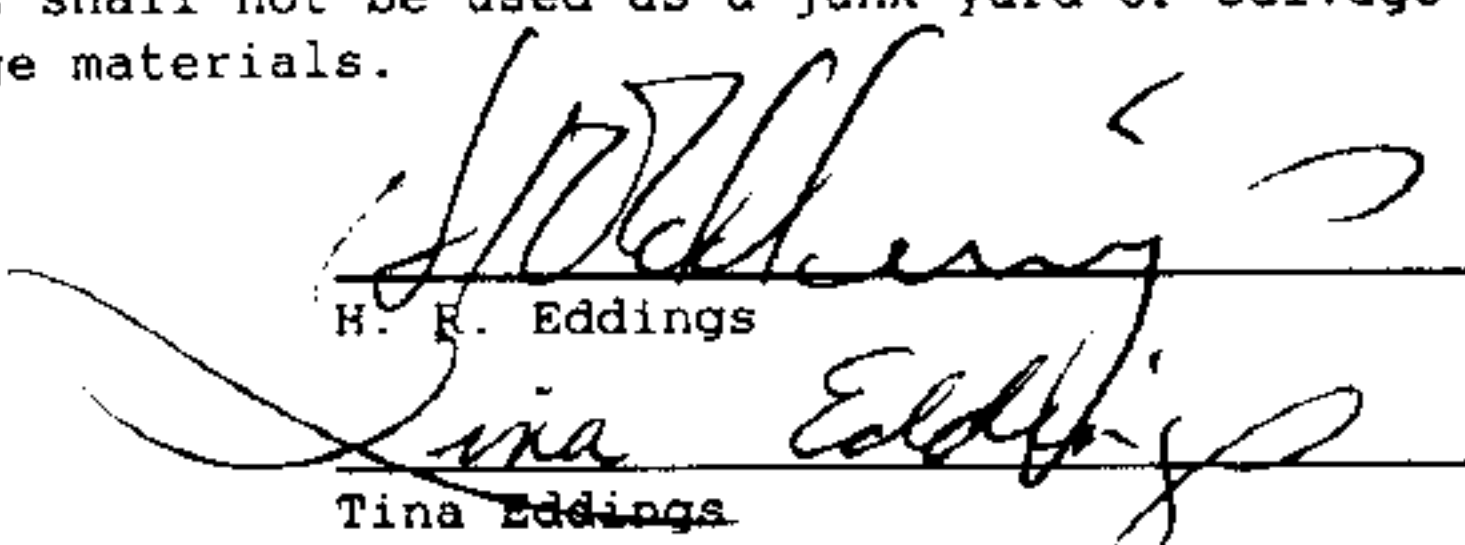
ALSO SUBJECT TO CERTAIN RESTRICTIVE COVENANTS AND REGULATIONS REGARDING THE USE OF THE ABOVE DESCRIBED PROPERTY HEREINAFTER DESIGNATED AS FOLLOWS:

1. No mobile homes shall be situated upon the above described premises, either as a permanent residence, or a temporary residence.

2. The above described premises are currently in the process of being subdivided as Cottonwood Farms, pursuant to survey of Joseph E. Conn, Jr., dated August 8, 1996, into Lots 1 and 2. In the event of any future subdivision in reference to the above described property, no lot shall contain an area of any less than four (4) full acres.

3. The above described premises shall not be used as a junk yard or salvage yard of any type of junk or salvage materials.

Dated: 9/3/96


H. R. Eddings


Tina Eddings

Inst # 1996-29358

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09:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 53.00