

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:
(Name)H. R. Eddings and
Tina Eddings

(Address)

354 Hwy. 54

Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**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 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Werner H. Beiersdoerfer and wife, Elaine W. Beiersdoerfer
(herein referred to as grantors) do grant, bargain, sell and convey unto

H. R. Eddings and wife, Tina Eddings
(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:

Lot 2 of Cottonwood Farms Subdivision, situated in Section 10, Township 22 South, Range 4 West, Shelby County, Alabama, pursuant to Survey of Joseph E. Conn, Jr. dated August 8, 1996, with said subdivision map being recorded in the Office of the Probate Judge of Shelby County, Alabama, at Map Book 22, Page 34, on January 29, 1997.

SUBJECT TO:

Property taxes for 1997 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permits to Alabama Power Company recorded in Deed Book 104, Page 192, and Deed Book 181, Page 428, in the Office of the Probate Judge, Shelby County, Alabama.

Any part of the captioned land lying within a public roadway.

Any part of the captioned 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 the Office of the Probate Judge, Shelby County, Alabama.

Also subject to certain restrictive covenants and regulations regarding the usage of the above described property, as set forth in Deed of Conveyance recorded at Instrument #1996-29358, as recorded in the Office of the Probate Judge, Shelby County, Alabama.

08/21/1997-26653
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 3.50

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 20th day of AUGUST, 19 97.

WITNESS_____
(Seal)_____
(Seal)_____
(Seal)

Werner H. Beiersdoerfer (Seal)
Werner H. Beiersdoerfer

Elaine W. Beiersdoerfer (Seal)
Elaine W. Beiersdoerfer

(Seal)**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 Werner H. Beiersdoerfer and wife, Elaine W. Beiersdoerfer whose name s 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 20th day of AUGUST A.D., 19 97

9/13/2001
My Commission Expires

[Signature]
Notary Public

Inst # 1997-26653