

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send tax notice to:
Billy D. Eddleman
Suite 325
2700 Highway 280
Birmingham, AL 35223

STATUTORY WARRANTY DEED

24,000.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration, to the undersigned grantors, **JOE A. SCOTCH, III and RENEE H. SCOTCH**, (hereinafter referred to as "Grantors") in hand paid by Grantee named **BILLY D. EDDLEMAN** do by these presents, grant, bargain, sell and convey unto **BILLY D. EDDLEMAN**, a married man, (hereinafter referred to as "Grantee"), in fee simple as sole owner, the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lot 20, 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.

This property is transferred subject to the following:

- [1] Ad valorem taxes due and payable for the year of 1999, which are a lien but not due and payable until October 1, 1999.
- [2] Building setback line of 35 feet reserved from Keswick Circle as shown by plat.
- [3] Public easements as shown by recorded plat, including 10 feet on the Southeasterly, 30 feet on the Southerly and 30 feet on the Southwesterly sides of lot.
- [4] Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 87 page 690 and Real 89 page 983 in Probate Office.
- [5] Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Real 84 page 190 in Probate Office.
- [6] Agreement with Alabama Power Company as to underground cables recorded in Real 89 page 980 in Probate Office.
- [7] Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunity relating thereto, including rights set out in Deed book 65 page 96 in the Probate Office.
- [8] Restrictions, limitations and conditions as set out in Map book 10, page 27 A & B.

04/16/1999-16163
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HNS 37.50

CANADA title

1999-16163

The property conveyed herein is not the homestead of the Grantors.

The property described herein is conveyed to the Grantee "AS IS".

Grantee acknowledges that Grantee has been informed by the Grantors of sink holes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sink holes, 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 further release Grantors 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. However, any penalties or fines applicable to the period of time the Grantors owned the property shall be paid by the Grantors.

26 TO HAVE AND TO HOLD to the said Grantors have here unto set there hand this day of March, 1999.


Joe A. Scotch, III (Grantor)

STATE OF ALABAMA)
Shelby COUNTY)

SWORN to and subscribed before me this 26 day of March, 1999.


Notary Public

My commission expires: 2/28/2003

Renee H. Scotch
Renee H. Scotch (Grantor)

STATE OF ALABAMA)
Shelby COUNTY)

SWORN to and subscribed before me this 26 day of March, 1999.

[Signature]
Notary Public

My commission expires: 2/28/2003

Inst # 1999-16163

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