

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 D. Eddings

(Address) 354 Highway 54
Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SEVENTY TWO THOUSAND DOLLARS AND 00/100 (\$72,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JOSEPH W. STEPHENS, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **H. R. EDDINGS and TINA D. EDDINGS**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A parcel of land located in the Northwest ¼ of the Southwest ¼ of Section 2, Township 22 South, Range 4 West and the Northeast ¼ of the Southeast ¼ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said Northeast ¼ of the Southeast ¼ of Section 3 and run South 89 degrees 49 minutes West along the North boundary of said ¼ - ¼ section 54.5 feet to a corner; thence run South 01 degrees 18 minutes West 167.08 feet to a corner; thence run South 68 degrees 04 minutes East 296.49 feet to a point on the Northwest right of way of Shelby County Highway No. 54; thence run North 33 degrees 42 minutes East along said road right of way 335.66 feet to the intersection of the North boundary of the Northwest ¼ of the Southwest ¼ of Section 2; thence run South 89 degrees 49 minutes West along said ¼ - ¼ line 402.90 feet to the point of beginning.

LESS AND EXCEPT property as described in deed recorded in Inst. No. 1993-16818 in Shelby County, Alabama.

SUBJECT TO:

- Taxes for 2002 and subsequent years. 2002 ad valorem taxes are a lien but not due and payable until October 1, 2002.
- Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 326, Page 45.
- Permits and rights of way of record.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 8th day of July, 2002.

Joseph W. Stephens
JOSEPH W. STEPHENS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joseph W. Stephens**, 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 8th day of July, 2002.

Sandra B. Stephens
Notary Public
My commission expires: _____

My Commission Expires: 1/10/2004