

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Eddleman Properties, Inc.  
2700 Highway 280 East, Suite 425  
Birmingham, , AL 35223

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Two Hundred Ninety Thousand One Hundred Forty-Five and 00/100 (\$290,145.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Frances M. Siragusa**, a married woman (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Eddleman Properties, Inc.**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:


**See Exhibit "A" attached hereto and made apart hereof.**

Subject To:  
Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the **9th** day of **August, 2002**.

  
Frances M. Siragusa

STATE OF ALABAMA )  
COUNTY OF )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Frances M. Siragusa , 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of August, 2002.

  
NOTARY PUBLIC  
My Commission Expires: **6-5-2003**

CLAYTON T. SWEENEY, ATTORNEY AT LAW

ALTA Commitment (1982)

# ***First American Title Insurance Company***

## **SCHEDULE A – LEGAL DESCRIPTION**

Agent's File No.: 140216

A parcel of land situated in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1  $\frac{1}{2}$  inch open top iron locally accepted to be the SE corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 662.40 feet to the SE corner of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence continue along last stated course for a distance of 4.50 feet to an iron pin set at a fence; thence continue along last stated course for a distance of 657.90 feet to a  $\frac{3}{4}$  inch open top iron locally accepted to be the NE corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence turn an angle to the left 89 deg. 48 min. 11 sec. and run in a Westerly direction along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 1354.10 feet to a concrete monument found; said concrete monument being a Judicial Corner as established in the Circuit Court of Shelby County, Alabama in Case No. E-1174-76 and Case No. E-1233-76 and Case No. E-1270-76 and recorded in Book 26 pages 904-914 in the Office of the Judge of Probate, Shelby County, Alabama and also shown on Frank W. Wheeler Survey dated August 8<sup>th</sup> 1978; thence turn an angle to the left of 91 deg. 43 min. 43 sec. and run in a Southerly direction along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section and also along the East Judicial Line, as established in said Circuit Court, for a distance of 174.88 feet to a concrete monument found, said concrete monument found being a Judicial Corner; thence turn an angle to the left of 89 deg. 01 min. 18 sec. and run in an Easterly direction along said Judicial Line for a distance of 48.68 feet to an iron pin set at concrete monument found (disturbed) said concrete monument being a Judicial Corner; thence turn an angle to the right of 80 deg. 30 min. 45 sec. and run in a southeasterly direction along said Judicial Line for a distance of 506.27 feet to concrete monument found said concrete monument being a Judicial Corner; thence turn an angle to the left 83 deg. 26 min. 52 sec. and run in a Northeasterly direction along a fence for a distance of 150.74 feet to a point; thence turn an angle to the left of 05 deg. 28 min. 37 sec. and run in a northeasterly direction along said fence for a distance of 58.37 feet to a point; thence turn an angle to the right of 15 deg. 06 min. 23 sec. and run in a Southeasterly direction along said fence for a distance of 70.38 feet to a point; thence turn an angle to the left of 07 deg. 49 min. 04 sec. and run in an Easterly direction along said fence for a distance of 499.42 feet to a point; thence turn an angle to the right of 07 deg. 24 min. 32 sec. and run in a Southeasterly direction along said fence for a distance of 201.01 feet to a point; thence turn an angle to the left of 06 deg. 57 min. 26 sec. and run in an Easterly direction along said fence for a distance of 235.22 feet to the point of beginning; being situated in Shelby County, Alabama.