

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

This instrument was prepared by

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20040921000519900 Pg 1/1 21.00  
Shelby Cnty Judge of Probate, AL  
09/21/2004 12:50:00 FILED/CERTIFIED

Send Tax Notice to: Horace R. Eddings, Jr.

(Name) \_\_\_\_\_ and Tina O. Eddings

(Address) 613 Forestwood Drive

Gulf Shores, AL 36542

\*\*\*MINIMUM VALUE: \$10,000.00\*\*\*

**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** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

**HERBERT R. GENRY and wife, LENA E. GENRY**

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

**HORACE R. EDDINGS and TINA O. 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:

**A part of the NE ¼ of the SE ¼ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama more particularly described as follows: Commence at the Northwest corner of the NW ¼ of the SW ¼ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence North 89 degrees 48 minutes 13 seconds East along the North line of said Quarter-Quarter, a distance of 414.56 feet to a point; thence run South 38 degrees 51 minutes 32 seconds West a distance of 881.29 feet; thence run South 47 degrees 35 minutes 24 seconds West a distance of 163.11 feet to the point of beginning of the property being described; thence turn a deflection angle of 4 degrees 59 minutes 40 seconds right and run Southwesterly along the Northwesterly margin of Shelby County Road No. 54 a distance of 139.74 feet to a point; thence turn a deflection angle of 90 degrees 38 minutes 45 seconds right and run a distance of 179.84 feet to a point; thence turn a deflection angle of 89 degrees 13 minutes 21 seconds right and run a distance of 129.00 feet to a point; thence turn a deflection angle of 87 degrees 21 minutes 45 seconds right and run a distance of 180.27 feet to the point of beginning.**

**According to the survey of Joseph E. Conn, Jr., RLS #9049, dated March 18, 1991.**

**Situated in Shelby County, Alabama.**

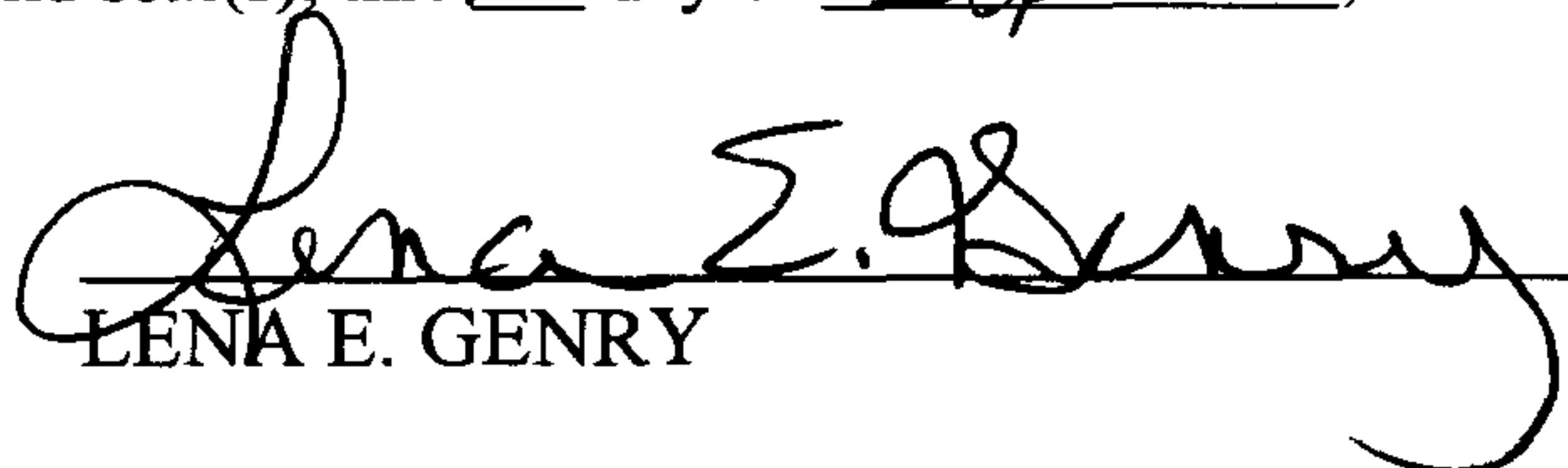
**SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 342, Page 783.**

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 17<sup>th</sup> day of Sept., 2004.


  
HERBERT R. GENRY

  
LENA E. GENRY

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Herbert R. Genry and Lena E. Genry**, 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 17<sup>th</sup> day of Sept., 2004.

  
Notary Public  
My commission expires: 5/17/07