149604

20061004000490170 1/2 $27.50
Shelby Cnty Judge of Probate,AL
10/04/2006 08:32:25AM FILED/CERT

Shelby County, AL 10/04/2006
State of Alabama

Deed Tax:$13.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Five Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CHARLES R. EDDINGS
4198 OLD CAHABA PKWY
HELENA, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED SIXTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 ($269,900.00)** to the undersigned grantor, **TANGLEWOOD CORPORATION, Corporation**, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **CHARLES R. EDDINGS**, (herein referred to as GRANTEE, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 1910 according to the Survey of Old Cahaba, Phase V, 1st Addition, as recorded in Map Book 35 at Page 120 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. EASEMENT(S) AND/OR RIGHTS OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 155 AT PAGE 331; DEED BOOK 155 AT PAGE 425; AND DEED BOOK 2, PAGE 16; AND BOOK 156 AT PAGE 203.

3. TRANSMISSION LINE PERMITS GRANTED TO ALABAMA POWER COMPANY, RECORDED IN DEED BOOK 134, PAGE 85; DEED BOOK 131 AT PAGE 447; DEED BOOK 257 AT PAGE 213; REAL 46 AT PAGE 69; AND DEED BOOK 230 AT PAGE 113.

4. SUBJECT TO THE RIGHTS OF THE PUBLIC AND THE STATE OF ALABAMA, IF ANY, TO (1) LANDS LYING BELOW THE HIGH WATER MARK, (2) LANDS THAT HAVE BEEN CREATED BY ARTIFICIAL MEANS, (3) RIPARIAN RIGHTS; AND SUBJECT ALSO TO THE RIGHTS OF THE FEDERAL GOVERNMENT'S CONTROL OVER NAVIGABLE WATERS, AND PUBLIC RIGHTS OF ACCESS TO ANY NAVIGABLE WATERS.

5. TITLE TO THAT PORTION OF INSURED PREMISES LYING BELOW THE MEAN HIGH WATER MARK OF THE CAHABA RIVER.

6. RIPARIAN RIGHTS INCIDENT TO INSURED PREMISES.

7. TITLE TO ALL MINERALS, OIL AND GAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RESERVED IN BOOK 15 AT PAGE 415; BOOK 61 AT PAGE 164; REAL VOLUME 133 AT PAGE 277; AND REAL VOLUME 321 AT PAGE 629.

$215,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$40,500.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

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TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said **GEORGE M. VAUGHN** as **CLOSING AGENT** of **TANGLEWOOD CORPORATION** , has hereunto subscribed his/her name on this the 22nd day of September, 2006.

TANGLEWOOD CORPORATION

GEORGE M. VAUGHN
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GEORGE M. VAUGHN**, whose name as **CLOSING AGENT** of **TANGLEWOOD CORPORATION, Corporation**, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this the 22nd day of September, 2006.

Notary Public

My commission expires: 12/20/08

ELLEN MAYS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE