



20080602000222300 1/3 \$79.00  
Shelby Cnty Judge of Probate,AL  
06/02/2008 03:23:57PM FILED/CERT

This Instrument Was Prepared By:  
Holliman & Shockley  
2491 Pelham Pkwy, 205-663-0281  
Pelham, Al 35124

\$62,000.00

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, MAHAIL EDDINGS, a single person, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto RICHARD ALAN NIX, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION OF 1781 ASHVILLE ROAD, MONTEVALLO, AL 35115

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$0.00 was paid from first mortgage recorded herewith.

3710 64th ST N.E  
Grantee's address: ~~1781 ASHVILLE ROAD~~  
Montevallo, Alabama 35115  
TUSCALOOSA, AL 35406

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

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assigns forever, against The lawful claims of all persons. I N  
WITNESS WHEREOF, I has hereunto set my hand and seal on this the  
27<sup>th</sup> day of May, 2008.

Mahail Eddings  
MAHAIL EDDINGS

STATE OF

COUNTY OF

I, the undersigned, a notary public in and for said county  
in said state, hereby certify that MAHAIL EDDINGS, a single  
person, 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 conveyance, she executed the same  
voluntarily on the day the same bears date.

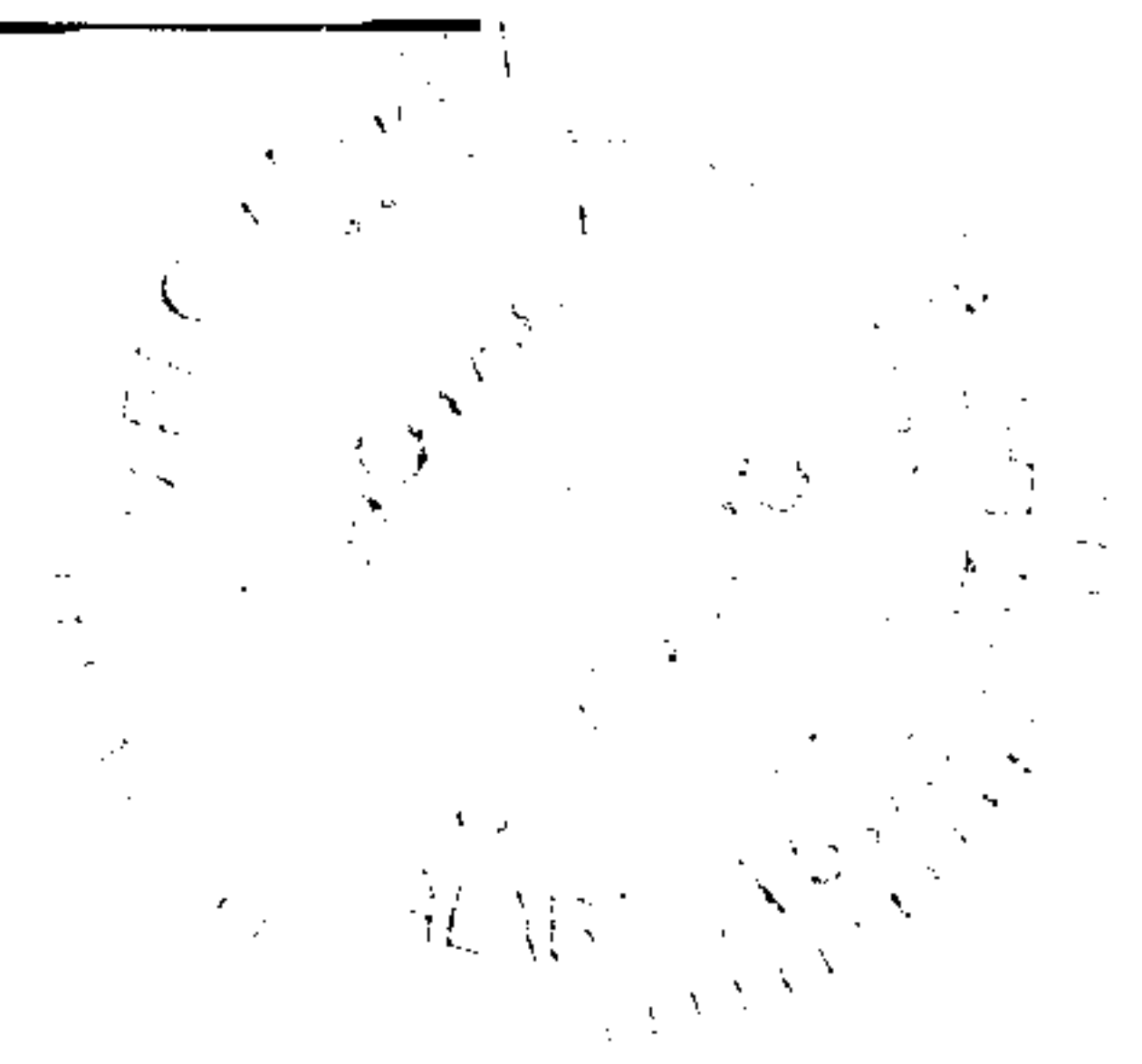
Given under my hand and official seal this the 27 day of  
May, 2008.

Melody Hall  
Notary Public

My Commission Expires:

\_\_\_\_\_

**My Commission Expires 04/02/2011**





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Exhibit A

**A parcel of land located in the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:**

**Commence at the SW corner of said 1/4 - 1/4 section; thence run North along the West 1/4 - 1/4 line a distance of 611.49 feet; thence turn right 90 degrees 00 minutes 00 seconds a distance of 559.94 feet to the Northwesterly right of way of Alabama Highway #119 and the point of beginning; thence turn left 41 degrees 13 minutes 51 seconds along said right of way a distance of 100.00 feet; thence turn left 87 degrees 43 minutes 02 seconds a distance of 180.20 feet; thence turn left 141 degrees 25 minutes 17 seconds a distance of 160.24 feet; thence turn left 38 degrees 34 minutes 43 seconds a distance of 58.92 feet to the point of beginning.**

HOLLIMAN & SHOCKLEY  
ATTORNEYS AT LAW  
2401 PELHAM PARKWAY  
PELHAM, ALABAMA 35124