

20110211000049780 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
02/11/2011 12:34:57 PM FILED/CERT

Shelby County, AL 02/11/2011  
State of Alabama  
Deed Tax: \$5.00

This instrument was prepared without benefit  
of title examination.

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: Horace R. Eddings

(Address) 143 Heritage Trace Parkway

Montevallo, Alabama 35115

Minimum Value: \$5,000.00

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Warranty Deed

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STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE (\$1.00) DOLLAR** and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **SANDRA J. BOULDIN and husband, WILLIAM BOULDIN** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **HORACE R. EDDINGS** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Beginning on the North Margin of the right of way of the Montevallo and Tuscaloosa Public Road at a point 137 feet east of the intersection of said road with the west line of the Northeast Quarter of the Northeast Quarter, Section 3, Township 22, Range 4 West, and run thence in an easterly direction along the north margin of said road a distance of 210 feet to a point; thence North 210 feet to a point; thence in a westerly direction and parallel with said road 210 feet, thence south 210 feet to the point of beginning, containing one acre, more or less, upon which there is situated a six room dwelling house. All being in the west half of the Northeast Quarter of the Northeast Quarter, Section 3, Township 22, Range 4 West.**

**Source of Title:**



**Instrument No. 1999-36544.**

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.

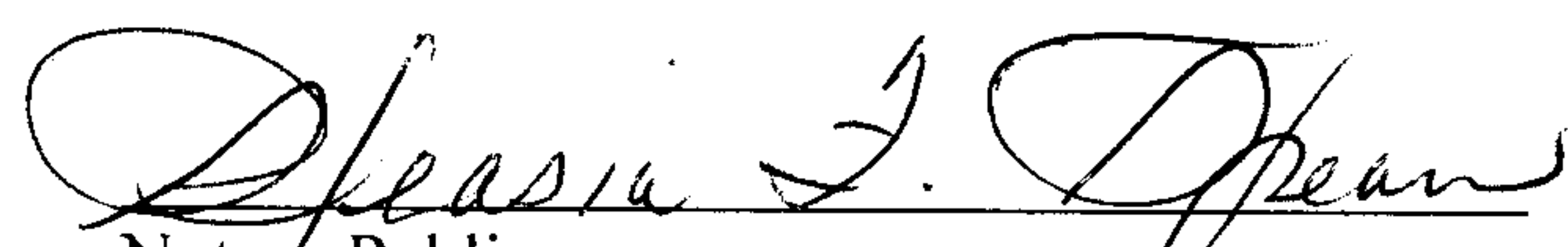
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 9th day of February, 2011.

  
SANDRA J. BOULDIN  
  
WILLIAM BOULDIN

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **SANDRA J. BOULDIN and WILLIAM BOULDIN**, 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 same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2011.

  
Notary Public  
My commission expires: 9-3-2014