

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

Send Tax Notice To:
Billy D. Eddleman and Douglas D.
Eddleman, as Trustees of The Eddleman
Trust (2009)
2700 Highway 280 Suite 425
Birmingham, AL 35223

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Billy D. Eddleman, a married man**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto **Billy D. Eddleman and Douglas D. Eddleman, as Trustees of The Eddleman Trust (2009) dated December 23, 2009**, (hereinafter referred to as GRANTEES), 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 a part hereof for legal description.

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

Preparer of this instrument makes no representations as to the status of the title of the property herein conveyed. Title has not been examined by the preparer of this instrument.

The property conveyed herein does not constitute the homestead of Billy D. Eddleman nor that of his spouse.

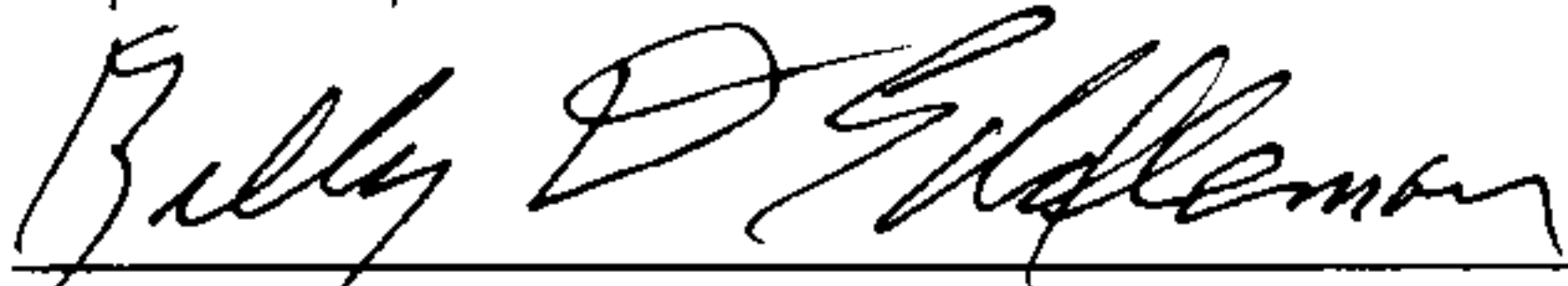
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, his, her, their or its, heirs, personal representatives, successors and assigns, forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, personal representatives, successors, and assigns, covenants with GRANTEES, and with GRANTEES' heirs, personal representatives, successors and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' heirs, personal representatives, successors and assigns shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs, personal representatives, successors and assigns, forever against the lawful claims of all persons.


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Shelby County, AL 11/03/2017
State of Alabama
Deed Tax: \$314.00

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 1st day of September, 2017.

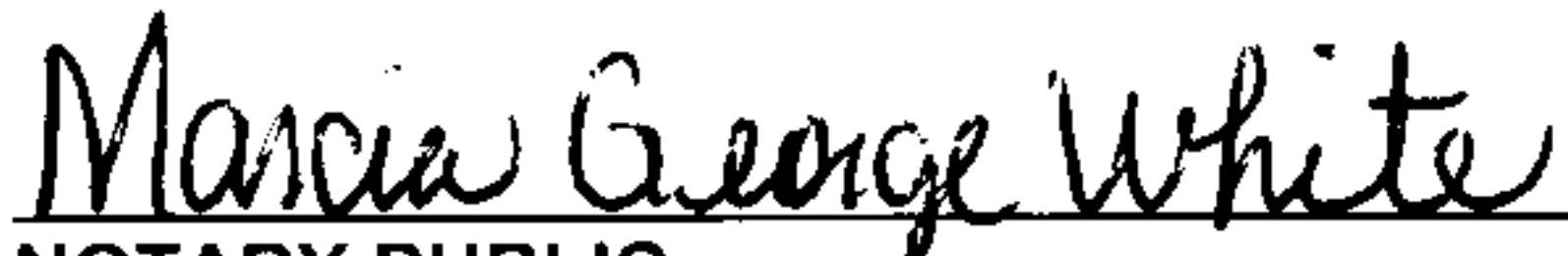


Billy D. Eddleman

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Billy D. Eddleman, 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, he, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of September, 2017.



NOTARY PUBLIC
My Commission Expires: 9/21/2020




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COMMENCE AT THE NORTHERN MOST CORNER OF LOT 36 ACCORDING TO THE MAP OF CAHABA MANOR TOWN HOMES SECOND ADDITION AS RECORDED IN MAP BOOK 7 PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF LOTS 36, 35 AND 34 OF SAID MAP. FOR 64.93 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A 10-FOOT-WIDE ALLEY AS SHOWN ON SAID MAP. THENCE TURN 45°00'00" LEFT AND RUN EASTERLY 10'00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID ALLEY; THENCE TURN 90°00'00" RIGHT AND RUN SOUTHERLY AND PARALLEL TO THE EASTERLY BOUNDARY OF LOT 34, OF SAID MAP FOR 76.09 FEET; THENCE TURN 10°50'30" LEFT AND RUN SOUTHWESTERLY AND PARALLEL TO LOTS 33 THROUGH 20, ALONG SAID ALLEY RIGHT OF WAY FOR 456.06 FEET TO A POINT LYING 10 FEET SOUTHEASTERLY OF, AND PERPENDICULAR TO, THE SOUTHEAST CORNER OF LOT 20 OF SAID MAP, BEING THE NORTHEAST CORNER OF LOT 19 ACCORDING TO THE MAP OF CAHABA MANOR TOWN HOMES FIRST ADDITION AS RECORDED IN MAP BOOK 7 PAGE 57 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THENCE RUN SOUTHERLY ALONG SAID RIGHT OF WAY LINE FOR 275.77 FEET TO THE INTERSECTION OF THE EASTERLY AND SOUTHERLY RIGHT OF WAY LINES OF SAID ALLEY; THENCE TURN 90°00'00" RIGHT AND RUN EASTERLY ALONG SAID RIGHT OF WAY LINE FOR 217.0 FEET TO THE NORTHEASTERLY CORNER OF LOT 37 ACCORDING TO THE MAP OF CROSS CREEK TOWN HOMES AS RECORDED IN MAP BOOK 33 PAGE 13, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE TURN 90°00'00" LEFT AND RUN SOUTHWESTERLY ALONG THE EASTERLY BOUNDARY OF LOTS 37, 36, 35, 34 AND 33 OF SAID MAP FOR 189.36 FEET; THENCE TURN 25°00'00" RIGHT AND RUN SOUTHWESTERLY FOR 135.86; THENCE TURN 90°00'00" RIGHT AND RUN NORTHWESTERLY FOR 130.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CAHABA MANOR DRIVE; THENCE TURN 90°00'00" LEFT AND RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE FOR 50.00 FEET; THENCE TURN 90°00'00" LEFT AND RUN SOUTHEASTERLY ALONG THE NORTHERLY PROPERTY BOUNDARY OF LOT 27 OF SAID MAP FOR 130.00 FEET TO THE NORTHEAST PROPERTY CORNER OF SAID LOT 27; THENCE TURN 90°00'00" RIGHT AND RUN SOUTHWESTERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 27 FOR 57.82 FEET; THENCE TURN 67°47'34" AND RUN SOUTHEASTERLY ONLY THE BOUNDARY OF SAID LOT 27 FOR 37.82 FEET THENCE TURN 67°99'34" LEFT AND RUN SOUTHWESTERLY FOR 296.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 21, AS SHOWN ON SAID MAP; THENCE TURN 92°07'18" RIGHT AND RUN NORTHWESTERLY ALONG THE SOUTHERN BOUNDARY OF LOTS 21, 20, 19, 18, AND 17 FOR 340.23 FEET TO THE SOUTHWEST CORNER OF LOT SAID LOT 17; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 249.00 FEET; THENCE TURN 118°26'31" LEFT AND RUN 125.3 FEET TO A POINT ON THE NORTHERLY LINE OF OAK MOUNTAIN ESTATES FIFTH SECTOR AS RECORDED IN MAP BOOK 5 PAGE 124 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHEASTERLY ALONG SAID LINE FOR 938.10 FEET;; THENCE RUN SOUTH 88 DEGREES 26 MINUTES 08 SECONDS EAST FOR 199.62 FEET THENCE RUN NORTH 59 DEGREES 35 MINUTES 43 SECONDS EAST FOR 23.37 FEET THENCE RUN NORTH 20 DEGREES 17 MINUTES 11 SECONDS EAST FOR 33.08 FEET



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;THENCE RUN NORTH 59 DEGREES 39 MINUTES 19 SECONDS EAST FOR 88.74 FEET
;THENCE RUN NORTH 56 DEGREES 46 MINUTES 54 SECONDS EAST FOR 127.30
FEET ;THENCE RUN NORTH 61 DEGREES 29 MINUTES 12 SECONDS EAST FOR 54.07
FEET ;THENCE RUN NORTH 75 DEGREES 40 MINUTES 32 SECONDS EAST FOR 27.00
FEET ;THENCE RUN NORTH 61 DEGREES 41 MINUTES 26 SECONDS EAST FOR 18.09
FEET ;THENCE RUN NORTH 14 DEGREES 52 MINUTES 02 SECONDS EAST FOR
111.59 FEET ;THENCE RUN NORTH 10 DEGREES 46 MINUTES 16 SECONDS WEST
FOR 55.39 FEET ;THENCE RUN NORTH 19 DEGREES 04 MINUTES 26 SECONDS
WEST FOR 46.48 FEET ;THENCE RUN NORTH 05 DEGREES 25 MINUTES 11
SECONDS WEST FOR 132.93 FEET ;THENCE RUN NORTH 07 DEGREES 48 MINUTES
47 SECONDS WEST FOR 40.58 FEET ;THENCE RUN NORTH 34 DEGREES 13
MINUTES 18 SECONDS WEST FOR 181.11 FEET ;THENCE RUN NORTH 37 DEGREES
13 MINUTES 50 SECONDS WEST FOR 15.99 FEET ;THENCE RUN NORTH 37
DEGREES 13 MINUTES 50 SECONDS WEST FOR 161.73 FEET ;THENCE RUN NORTH
24 DEGREES 27 MINUTES 11 SECONDS WEST FOR 77.99 FEET ; THENCE RUN
NORTH 36 DEGREES 47 MINUTES 21 SECONDS EAST FOR 4.23 FEET ;THENCE RUN
NORTH 16 DEGREES 23 MINUTES 06 SECONDS WEST FOR 34.42 FEET ;THENCE RUN
NORTH 12 DEGREES 37 MINUTES 06 SECONDS WEST FOR 84.98 FEET ;THENCE RUN
NORTH 07 DEGREES 50 MINUTES 03 SECONDS WEST FOR 103.74 FEET ;THENCE
RUN NORTH 03 DEGREES 48 MINUTES 15 SECONDS WEST FOR 75.59 FEET
;THENCE RUN NORTH 03 DEGREES 02 MINUTES 23 SECONDS EAST FOR 63.48 FEET
THENCE RUN NORTH 18 DEGREES 51 MINUTES 38 SECONDS EAST FOR 68.80 FEET
THENCE RUN NORTH 13 DEGREES 05 MINUTES 02 SECONDS EAST FOR 64.69 FEET
;THENCE RUN NORTH 21 DEGREES 52 MINUTES 08 SECONDS EAST FOR 58.77 FEET
;THENCE RUN NORTH 23 DEGREES 31 MINUTES 30 SECONDS EAST FOR 44.25 FEET
;THENCE RUN NORTH 26 DEGREES 35 MINUTES 27 SECONDS EAST FOR 84.07 FEET
;THENCE RUN NORTH 36 DEGREES 41 MINUTES 47 SECONDS EAST FOR 61.53 FEET
;THENCE RUN NORTH 29 DEGREES 59 MINUTES 08 SECONDS EAST FOR 53.28 FEET
;THENCE RUN NORTH 52 DEGREES 23 MINUTES 29 SECONDS EAST FOR 40.63 FEET
;THENCE RUN NORTH 76 DEGREES 12 MINUTES 09 SECONDS EAST FOR 39.08 FEET
;THENCE RUN SOUTH 74 DEGREES 09 MINUTES 29 SECONDS EAST FOR 16.82 FEET
;THENCE RUN NORTH 59 DEGREES 09 MINUTES 45 SECONDS WEST FOR 14.95
FEET ;THENCE RUN NORTH 70 DEGREES 17 MINUTES 15 SECONDS WEST FOR
79.88 FEET ;THENCE RUN NORTH 70 DEGREES 17 MINUTES 15 SECONDS WEST
FOR 11.47 FEET ;THENCE RUN NORTH 70 DEGREES 17 MINUTES 15 SECONDS
WEST FOR 65.74 FEET ;THENCE RUN NORTH 00 DEGREES 00 MINUTES 00
SECONDS WEST FOR 73.12 FEET ;THENCE RUN NORTH 90 DEGREES 00 MINUTES
00 SECONDS WEST FOR 60.00 FEET ;THENCE RUN SOUTH 00 DEGREES 00 MINUTES
00 SECONDS EAST FOR 73.12 FEET .TO THE POINT OF BEGINNING



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Billy D. Eddleman	Grantee's Name	Billy D. Eddleman and Douglas D. Eddleman as Trustees of the Eddleman Trust (2009) dated December 23, 2009
Mailing Address	2700 Hwy. 280 E., Ste. 425 Birmingham, AL 35223	Mailing Address	2700 Hwy. 280 E., Ste. 425 Birmingham, AL 35223
Property Address	Metes and bounds	Date of Sale	September 1, 2017
		Total Purchase Price	\$ _____
		or	_____
		Actual Value	\$ _____
		or	_____
		Assessor's Market Value	\$ 313,650.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- | | |
|--|--|
| ☐ Bill of Sale | ☐ Appraisal |
| ☐ Sales Contract | ☒ Tax Assessors's Appraised Market Value |
| ☐ Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Clayton T. Sweeney, Attorney as Agent

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

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