

This instrument was prepared by

(Name).....Judy Hulsey.....

(Address).....3201 Lorna Road, Birmingham, Al. 35216.....

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby.....COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

10,000.00

That in consideration of.....One Hundred Dollars and other good & valuable considerations.....

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, H. Albert Awtrey, Rosemarie J. Awtrey, Rudy R. James, Linda Gowland James,

Talmadge E. Jones, and Evelyn Virginia Jones
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
✓ David J. Lincoln and wife Frieda D. Lincoln(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN AS IF SET OUT IN
HAEC VERBA

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

The land herein conveyed shall not be used for any purpose, other than a single family resident with a dwelling containing, not less than 1100 square feet of heated area on the first floor. The specific intent of this covenant is to restrict and prohibit the use or placement of a mobile home or manufactured home on the land herein conveyed. It is agreed between the parties here to and shall be binding upon their Successors and Assigns. It is agreed that the Covenants shall run with the Land. A square footage exception will be a two story dwelling with not less than 750 square feet of heated area on 2 floors.
Making a total of 1500 square feet.

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 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set.....our.....hands(s) and seal(s), this.....20 th.....
day of.....April....., 19.....84,

H. Albert Awtrey (Seal)

Rosemarie J. Awtrey (Seal)

Rudy R. James (Seal)

Linda Gowland James (Seal)

Evelyn Virginia Jones (Seal)

Talmadge E. Jones (Seal)

STATE OF ALABAMA

Jefferson.....COUNTY}

General Acknowledgment

I, Patsy H. Morris, a Notary Public in and for said County, in said State, hereby certify that the above mentioned whose name 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.....20th day of April.....A. D., 19.....84

4049 Hickory Dr. N.W.

My Commission Expires Nov. 1, 1985

Pinson, AL 35126

Notary Public

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EXHIBIT " A "

OF

WARRANTY DEED FROM: H. Albert Awtrey and wife Rosemarie J. Awtrey, Rudy E. James and wife Linda Gowland James, Talmadge E. Jones and wife Evelyn Virginia Jones.

TO

David J. Lincoln and wife Frieda D. Lincoln

DESCRIPTION

PARCEL "C"

Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 12, Township 24 North, Range 15 East, thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section as established by the map and survey of Glasscock's Subdivision (Spring Creek) as recorded in Map Book 4, Page 23 in the Probate Office of Shelby County, Alabama for 1,018 feet, more or less, to an iron pin at the Southeast corner of Lot 19, Block 5 of said subdivision; thence continue East along the last stated course for 58.00 feet to a point on the West bank of Lay Lake as it presently exists, said point being the point of beginning; thence reverse the last stated course and run West for 58.00 feet to an iron pin at the Southeast corner of Lot 19, Block 5 of said Glasscock's Subdivision; thence $89^{\circ} 57' 37''$ right and run North along the East line of said subdivision for 185.00 feet to an iron pin; thence $100^{\circ} 00'$ right and run East for 65.00 feet to an iron pin; thence $54^{\circ} 30'$ right and run Southeasterly for 118.50 feet to a point on the West bank of Lay Lake as it presently exists; thence run generally in a Southwesterly direction along the meanderings of the West bank of Lay Lake to the point of beginning. Containing 15,714 sq. ft., more or less or 0.16 acres more or less.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUN -7 PM 12:36

Thomas P. Harrison, Jr.
JUDGE OF PROBATE

Deed TAX 10.00
Rec 5.00
Jud 1.00

16.00

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