

This Form furnished by:

This instrument was prepared by

(Name) CONWILL & JUSTICE, P.C.
P.O. Box 557
(Address) Columbiana, Alabama 35051



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One and no/100----- DOLLARS,
and other good and valuable considerations
to the undersigned grantor, MULBERRY LANDING, INC. a corporation

(herein referred to as GRANTOR) 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 Fleet and Memory Barrow; Dennis T. Barrow; Frank I. Owen, Jr.; Frank I. Owen, Sr. and Betty Owen; Owen E. Cox; Larry Wayne Pearce and Judy G. Pearce (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama.

SEE ATTACHED EXHIBIT "A" for legal description and restrictions.

GRANTEES' ADDRESS:

Frank I. Owen, Sr. & Betty Owen
107 Ferry Road, Columbiana, AL 35051

Frank I. Owen, Jr.
109 Mildred Street
Columbiana, Alabama 35051

Larry W. Pearce & Judy G. Pearce
102 E. Highway 25, Columbiana, AL

Owen E. Cox
2201 Hunters Cove
Birmingham, Alabama 35216

Fleet Barrow & Memory Barrow
305 E. Sterrett Street
Columbiana, Alabama 35051

Dennis T. Barrow
5446 South Shady Creek
Houston, Texas 77017

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal, President, who is

this the 12th day of September, 1988

ATTEST:

[Signature]
Secretary

MULBERRY LANDING, INC.

By

[Signature]
President

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Larry W. Pearce

whose name is the President of MULBERRY LANDING, INC., a 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

12th

day of September

, 19 88

[Signature]

Exhibit "A"

Parcel No. 19

Commence at the S.W. corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and run thence North 88°-00'-40" East along the South line of said Section a distance of 3099.27' to a point, Thence North 1°-59'-20" West a distance of 378.90' to the "POINT OF BEGINNING" and being on the Northwesterly bank of Lay Lake, Thence North 32°-43'-34" West a distance of 113.29' to a point, Thence North 5°-44'-04" East a distance of 39.68' to a point, Thence North 54°-18'-18" West a distance of 169.36' to a point, Thence South 88°-01'-00" West a distance of 271.24' to a point on the Southerly right-of-way line of a 60' wide County Road and being in a curve to the left having a central angle of 93°-02'-15", a radius of 50.00', a chord bearing North 79°-12'-07" West a chord distance of 72.56' to a point, Thence North 53°-10'-33" West along the North right-of-way line of said 60' wide County Road a distance of 22.30' to the P.C. of a curve to the right having a central angle of 8°-47'-24" a radius of 95.00' a chord bearing North 48°-46'-47" West a chord distance of 14.56' to a point, Thence North 88°-01'-00" East a distance of 670.60' to a point on the Westerly bank of said Lay Lake, Thence South 1°-11'-00" East along said Westerly bank a distance of 79.49' to a point, Thence South 4°-06'-00" West continuing along said Westerly bank a distance of 129.20' to a point, Thence South 18°-13'-00" West continuing along said Westerly bank a distance of 57.08' to a point, Thence South 49°-25'-00" West continuing along said Westerly bank a distance of 32.27' to a point, Thence South 89°-33'-00" West continuing along said Westerly bank a distance of 54.26' to the "POINT OF BEGINNING", containing 1.52 acres.

Subject to mortgage from Mulberry Landing, Inc. to First National Bank of Columbiana dated February 27, 1986 and recorded in Real Book 062 page 745 in the Probate Office of Shelby County, Alabama.

Subject to the following restrictions:

RESTRICTIONS:

1. One single-family dwelling per lot.
2. House size, not less than 1,000 sq. ft. (main floor) excluding porches, garages and decks.
3. No building (with exception of boathouse) shall be erected within 15 feet of Interior property line.
4. No Building (with exception of boathouse and gazebo) shall be erected within 30 feet of Lake water line.
5. No outside toilets of any kind shall be permitted on lot
6. Piers shall not exceed 50 feet in length.
7. No mobile homes or camping trailers will be permitted
8. No lot shall be used for business purposes.
9. Roads are the individual responsibility of the owners of the parcels to maintain.

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

88 SEP 26 AM 11:30

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 6.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	8.00
TOTAL	19.00