

This instrument was prepared by

This Form Furnished by

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



Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE 12081-328-0020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

Corporation Form Warranty Deed

1988

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby

)

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

DOLLARS,

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 Barrow and wife, Memory Barrow; Dennis T. Barrow; Frank I. Owen, Jr.; Frank I. Owen, Sr. and wife, Betty S. Owen; Owen E. Cox; Larry Wayne Pearce and wife, Judy 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

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

Fleet Barrow and Memory Barrow
305 E. Sterrett St.
Columbiana, Alabama

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

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

Owen E. Cox
2201 Hunters Cove
Birmingham, Alabama 35216

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:

MULBERRY LANDING, INC.

D. T. Barrow, Jr.

Secretary

By

Larry W. Pearce

President

STATE OF ALABAMA

COUNTY OF SHELBY

I, LARRY W. PEARCE

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

hereby certify that

LARRY W. PEARCE

whose name as 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, 1988.

William R. Justice
Notary Public

EXHIBIT "A"

Commence at the SW corner of Section 25, Township 24 North, Range 15 East, and run North 88 deg. 00 min. 40 sec. East along the South line of said section a distance of 1192.67 feet; thence turn left and run North 0 deg. 37 min. 00 sec. East 989.99 feet; then turn right and run north 88 deg. 01 min. 00 sec. East 333.37 feet to a point on a public road; then continue along last described course to the Northeasterly margin of said public road and the point of beginning; then continue North 88 deg. 01 min. 00 sec. East a distance of 904.95 feet; then turn right and run South 0 deg. 37 min. 00 sec. West a distance of 330.02 feet to a point on the Northerly margin of said public road; then turn right and run along the margin of said public road to the point of beginning.

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 no 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 11:33

Thomas A. Snowles Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 600
2. Mtg. Tax	
3. Recording Fee	500
4. Indexing Fee	800
TOTAL	1900