

This instrument was prepared by

This Form Furnished by

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



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Shelby

1704
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 Barrow and wife, Memory Barrow; Dennis T. Barrow; Frank I. Owen, Jr.; Frank I. Owen, Sr.
and wife, Betty S. Owen; Owen E. Cox; and 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

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

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

Owen E. Cox
2201 Hunters Cove
Birmingham, Alabama 35216

Fleet Barrow and 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 encum-
brances, 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 President, who is
authorized to execute this conveyance, hereto set its signature and seal,

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, the undersigned

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"

Parcel No. 1

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 1192.67' to a point, Thence North 0°-37'-00" East a distance of 565.88' to the "POINT OF BEGINNING" and being on the North bank of Lay Lake, Thence continue along last described course a distance of 424.11' to a point, Thence North 88°-01'-00" East a distance of 333.37' to a point on the Southwesterly right-of-way line of a 60' wide County Road, Thence South 44°-42'-54" East along said County Road a distance of 45.00' to a point, Thence South 40°-15'-26" West a distance of 366.82' to a point, Thence South 18°-10'-06" West a distance of 202.94' to a point on the said North bank of said Lay Lake, Thence North 34°-21'-00" West along said North bank a distance of 82.44' to a point, Thence North 87°-20'-00" West continuing along said North bank a distance of 22.58' to the "POINT OF BEGINNING", containing 2.18 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.

BOOK 206 PAGE 50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 SEP 26 AM 11:30

Thomas A. Lanning, Jr.
JUDGE OF PROBATE

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