

State of Alabama

SHELBY County

BOOK 188 PAGE 245

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten and no/100 (\$10.00)

to the undersigned grantor, Mountain View Lake Company a corporation, in hand paid by William J. Cabaniss the receipt whereof is acknowledged, the said Mountain View Lake Company, a corporation

does by these presents, grant, bargain, sell, and convey unto the said William J. Cabaniss

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 32 and a triangular area of land lying Southwestwardly and adjacent to said Lot 32; more particularly described as follows: Begin at the Southwest corner of said Lot 32; run thence in a Southwesterly direction for a distance of 71 feet, more or less, to an iron pin; run thence in a northerly direction to the northwest corner of said Lot 32; run thence along the Southwest line of lot 32 for point of beginning, as recorded in Map Book 3, Page 150, in the office of the Judge of Probate of Shelby County, Alabama.

All minerals, and mining rights, including oil and gas are excepted, provided however that the owner of said minerals and mining rights including oil and gas, shall not have the right to disturb the surface, or so construct any mining or extraction of oil and gas so as to deplete or pollute the water in any well the Grantee herein may dig.

This conveyance is made subject to certain restriction on said property more fully set out in that certain instrument recorded in the Probate Office of Shelby County, Alabama, in Volume 172, Page 236.

TO HAVE AND TO HOLD said property unto the said William J. Cabaniss, his heirs and assigns, forever.

And said Mountain View Lake Company does for itself, its successors and assigns, covenant with said William J. Cabaniss, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, Except as above stated and taxes for the now current tax year; 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 William J. Cabaniss, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said MOUNTAIN VIEW LAKE COMPANY has hereunto set its signature by S. W. Smyer, Jr., its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 29 day of July, 1957.

ATTEST: Robert B. Crawford Secretary MOUNTAIN VIEW LAKE COMPANY; By [Signature] Vice President

State of Alabama

JEFFERSON County

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that S. W. Smyer, Jr., whose name as President of the Mountain View Lake Company 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 29th day of July, 1957. [Signature] Notary Public.

STATE OF ALABAMA, SHELBY COUNTY I, L.O. Walker, Judge of Probate, hereby certify that the within [Signature] was filed for record the 3 day of July, 1957, at 6 o'clock [Signature] M. and recorded in [Signature] Record 188 Page 245, and the Mortgage Tax of [Signature] Doed Tax of 5 has been paid. L.O. Walker Judge of Probate