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This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

2067

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-56

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand and No/100 (\$2,000.00)-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we. E. G. Hall and wife, Effie Hall

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Quality Builders Company

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NE 1/4 of SE 1/4 of Section 34, Township 20 South, Range 3 West and run thence West along the North line of said quarter-quarter section a distance of 225 feet; thence turn an angle of 91 deg. 13 min. 39 sec. to the left and run a distance of 100 feet to the point of beginning of the lot herein described; thence continue along the same course a distance of 100.0 feet; thence turn an angle of 88 deg. 46 min. 21 sec. to the left and run a distance of 200.0 feet to a point on the West line of 12th Street N. W.; thence turn an angle of 91 deg. 13 min. 39 sec. to the left and run along the West margin of said 12th Street, N. W., parallel with the East line of said quarter-quarter section, a distance of 100 feet to a point; thence turn an angle of 88 deg. 46 min. 21 sec. to the left and run parallel with the North line of said quarter-quarter section, a distance of 200 feet to the point of beginning.

Minerals and mining rights are excepted.

Subject to Alabama Power Company transmission line permits, and public road right of way easement.

The following restrictive covenants are applicable against the above described property and shall be considered as running with the land: 1. No housetrailer, mobile homes, or other residence dwellings intended to be transportable from place to place shall be placed on said premises; 2. said property is restricted to single family dwelling, and no duplex, apartment building, or other building for multiple family occupancy shall be erected thereon.

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 day of March, 1969.

Robert Moore (Seal)
Robert Moore (Seal)

E. G. Hall (Seal)
Effie Hall (Seal)

REC'D BY FILED IN INSTRUMENT 1969 MAR 22 10:00 AM

307 STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, Johnnie E. Moore, a Notary Public in and for said County, in said State, hereby certify that E. G. Hall and wife, Effie Hall whose name is 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 22 day of March, A. D., 1969.

Johnnie E. Moore Notary Public.