

This instrument was prepared by
(Name).....Frank W. Donaldson

(Address).....Helena, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY.....COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of.....One Hundred (\$100.00) Dollars and the execution of a purchase money mortgage of even date herewith,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
F. F. Mullins and wife, Ethel Mullins

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Metrock Steel and Wire Co., Inc.

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

Lot 7, Block 2, Mullins East Side Addition to Helena,
recorded Map Book 4, Page 25, in the Office of the
Judge of Probate of Shelby County, Alabama.

Following exceptions are made to said title:
water
Town of Helena or Town of Helena Water Department/line
easement or right of way.

Alabama Power Company easement or right of way.

Easements or rights-of-way filed for record in Shelby County
Probate Office.

This conveyance is made with the following restriction, which shall be construed as a covenant that shall attach and run with the land, and shall be binding on the grantee and on its successors and assigns for a period of twenty-five years from the date of the recordation of this deed, and which thereafter shall be automatically extended successive periods of ten years, unless by a vote of the majority of the homeowners residing on residential lots in above described subdivision it is agreed that the restriction shall be changed:

Said property shall be used for storage, and for motor vehicle parking purposes only, and no building or structure is to be placed or built 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.....July....., 1970.....

.....(Seal)
.....(Seal)
.....(Seal)

F. F. Mullins
F. F. Mullins

Ethel Mullins
Ethel Mullins

STATE OF ALA. SHELBY CO. JUDGE OF PROBATE
CERTIFY THIS INSTRUMENT WAS FILED
1970 JUL 23 PM 10:25
U.C.C. FILE NUMBER OR
REG. BK. & PAGE AS SHOWN ABOVE
Donald W. Donaldson

General Acknowledgment

STATE OF ALABAMA }
SHELBY.....COUNTY }
the undersigned authority....., a Notary Public in and for said County, in said State,
hereby certify that.....F. F. Mullins and wife, Ethel Mullins.....
whose names.....are..... 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.....13th.....day of.....August.....A. D., 1970
Frank W. Donaldson
Notary Public.

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