

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE WORK.

THIS INSTRUMENT WAS PREPARED BY HARRISON, CONWILL AND HARRISON, ATTORNEYS AT LAW,
COLUMBIANA, ALABAMA 35051. 817

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND AND NO/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JAMES E. ALLEN AND WIFE, CORA L. ALLEN

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

WILLIAM T. MALLARD (herein referred to as grantee, whether one or more), the following

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

Begin at the SE corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 15, Township 21, Range 3 West, thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 308.46 feet to a point; thence turn 90 deg. to the left and run westerly parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 200 feet; thence turn to the left and run south parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 308.17 feet to the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn left and run along the south/line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 200 feet to the point of beginning. ALSO, included is an easement to the following described land: Commence at the SE corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 15, Township 21, Range 3 West, thence run north along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 308.46 feet to the point of beginning; thence continue north along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 328 feet; thence turn left and run Westerly parallel to the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 10 feet; thence turn left and run southerly parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 328 feet; thence turn left and run East parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 10 feet to the point of beginning of the easement herein described.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

(a) no house shall be erected on any lot having less than 1,000 square feet of floor space and must be equipped with indoor toilet facilities. Under no condition will outdoor toilets be permitted on the property. (b) No structures of temporary character, such as trailers, tents, barns, or other outbuildings shall be used as residence, either temporarily or permanently. (c) No building shall be closer than 35 feet from the front of the property line (d) septic tanks shall be installed for sewage disposal. Said installations shall be in accordance with the Health Department regulations of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEES, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

19780607000071500 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/07/1978 12:00:00AM FILED/CERT

Rte 1 Box 56
Mayla 35114

IN WITNESS WHEREOF, I (we) have hereunto set my (our) Hand(s) and seal(s) this the 3rd DAY OF June, 1978.

BOOK 312 PAGE 784

James E. Allen (SEAL)
Cora L. Allen (SEAL)

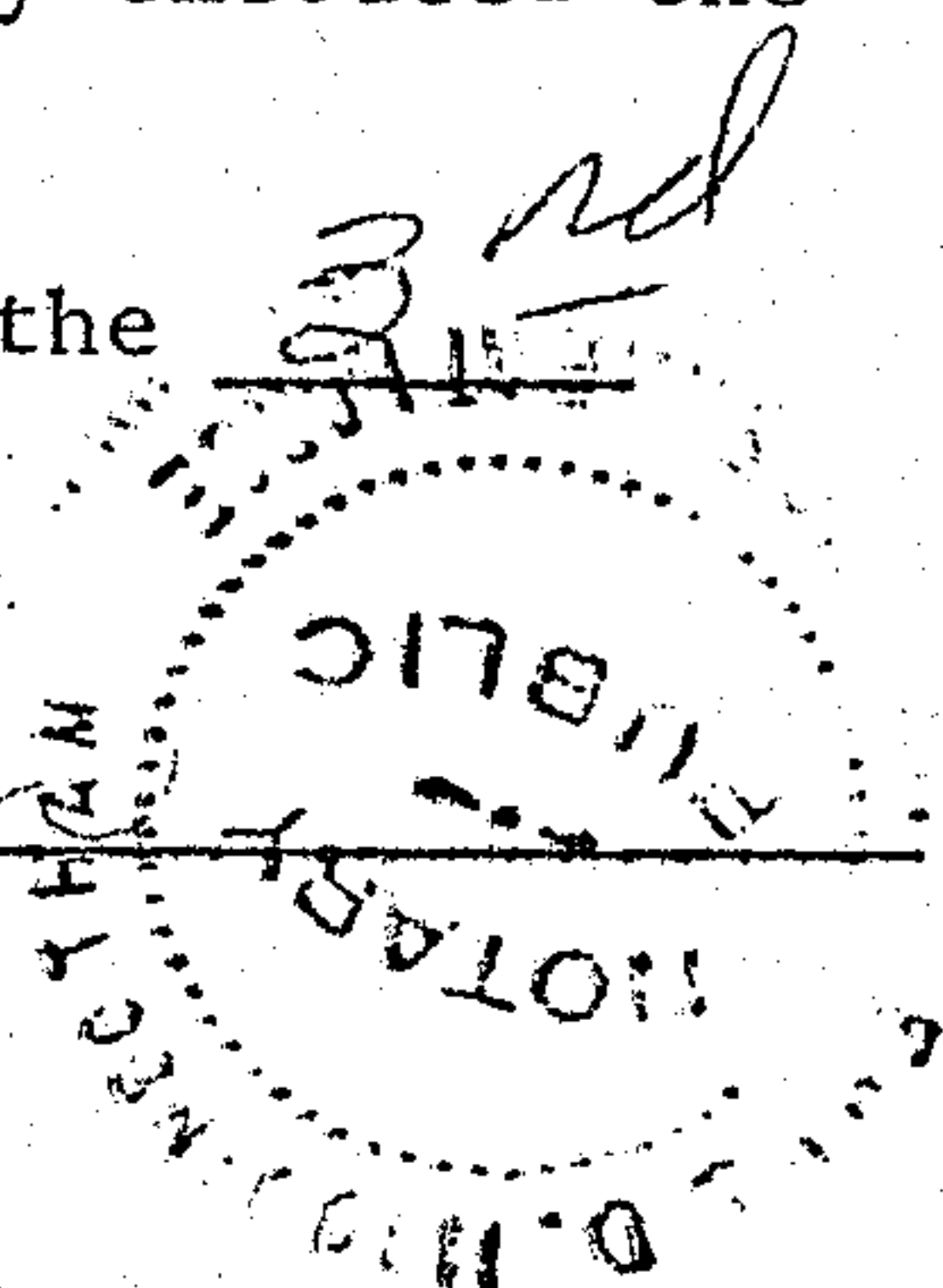
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that James E. Allen and wife, Cora L. Allen, 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.

day of June, 1978.

Given under my hand and official seal this the 3rd

Emma D. Higginbotham
Notary Public
My Commission Expires Nov. 1, 1979



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
10.00
1978 JUN -7 AM 10:31
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Per. 3.50
Ins. 1.00
14.00



19780607000071500 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/07/1978 12:00:00AM FILED/CERT