

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.

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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 GRANTEE, 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 \$0.00
Shelby Cnty Judge of Probate, AL
06/07/1978 12:00:00AM FILED/CERT

Rte 1 Box 56
Mayle 35114

IN WITNESS WHEREOF, I (we) have hereunto set my (our) Hand(s) and seal(s) this the

3rd DAY OF June, 1978.

James E. Allen (SEAL)

Cora L. Allen (SEAL)

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STATE OF ALABAMA)

SHELBY COUNTY)

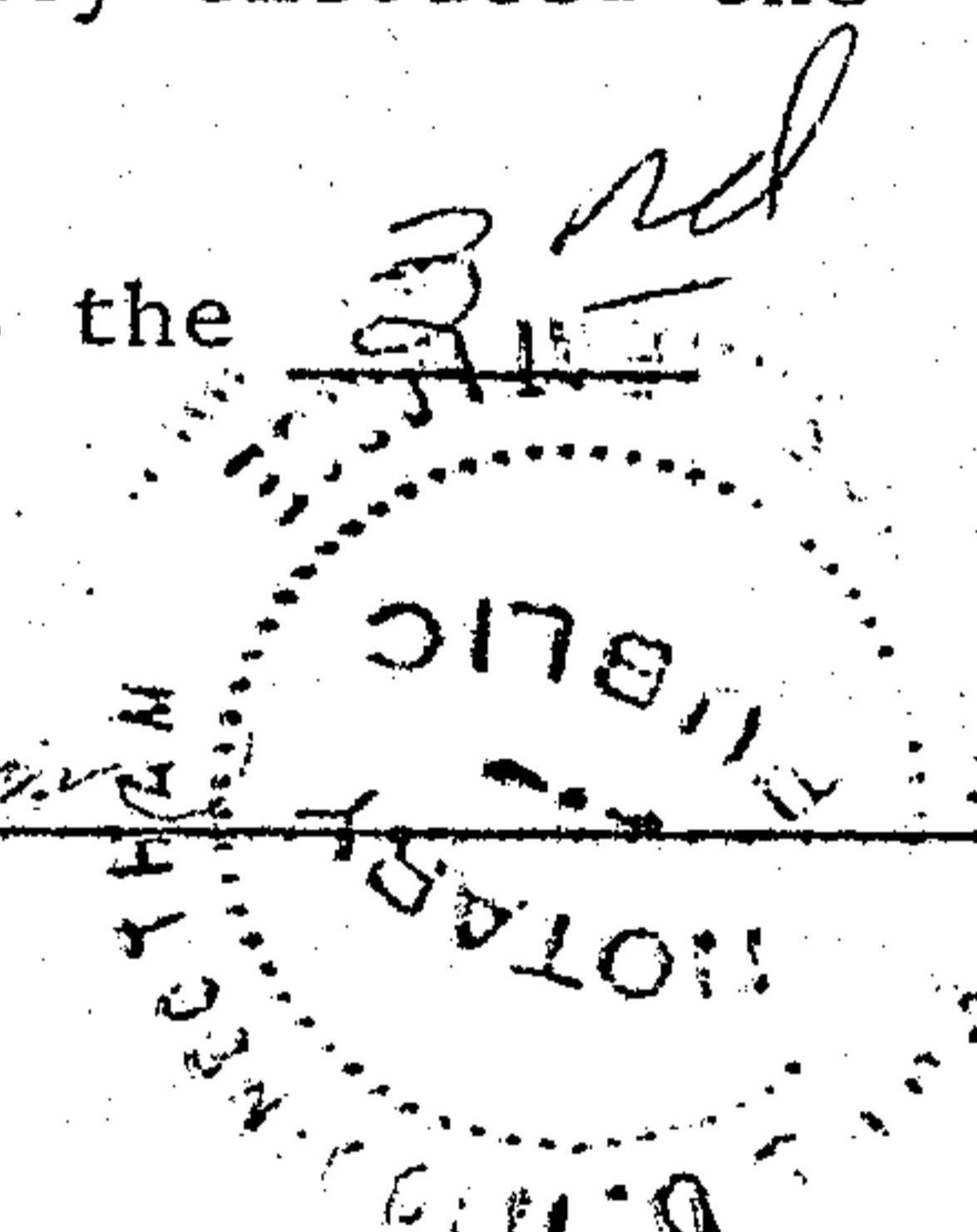
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that James E. Allen and wife, Cora L. Allen, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd 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

1978 JUN -1 AM 10:31

Thomas A. Brown, Jr.
JUDGE OF PROBATE

Rec. 3.00
Drg. 1.00
14.00



19780607000071500 2/2 \$0.00
Shelby Cnty Judge of Probate, AL
06/07/1978 12:00:00AM FILED/CERT