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This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of THIRTEEN THOUSAND & NO/100 ($13,000) DOLLARS, of which $7,000 has been paid in cash and the balance secured by purchase money mortgage

to the undersigned grantor, SHELBY SHORES, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Harold W. Riffe and wife, Jewel G. Riffe

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama.

PARCEL ONE:

Lot 6-A, in the 1974 Addition to Shelby Shores, Phase I, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 6, page 15.
SUBJECT TO Same restrictions as shown of record in the Probate Office of Shelby County, Alabama in Miscellaneous Book 1, page 62.
SUBJECT TO Building line as shown on map of said subdivision.

PARCEL TWO:

Commence at the common corner of Lot 5-A and Lot 6-A, The 1974 Addition to Shelby Shores, Phase One, as recorded in Map Book 6, page 15 in the Office of the Judge of Probate, Shelby County, on the North right of way line of Wallace Drive; thence run NW along the common line of Lot 5-A and Lot 6-A a distance of 208.71 feet to the point of beginning; thence continue along a projection of said common line a distance of 270.85 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 444.31 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 533.08 feet to the P.T. of a R/W curve on the North R/W line of Wallace Drive; thence turn an angle of 111 deg. 45 min. 00 sec. to the left to the Tangent, and run along said R/W curve (whose Delta Angle is 18 deg. 28 min. 27 sec. to the right, Radius is 751.78 feet, Tangent is 122.26 feet, Length of Arc is 242.40 feet) to a point on the R/W curve, and the SW corner of said Lot 6-A; thence turn an angle of 86 deg. 43 min. 27 sec. to the left from the tangent and run along the West line of said Lot 6-A a distance of 209.94 feet to the NW corner of said Lot 6-A; thence turn an angle of 90 deg. 00 min. to the right and run along the NW line of said Lot 6-A a distance of 208.71 feet to the point of beginning. Situated in Section 7 and Section 18, Township 22 South, Range 2 East, Shelby County, Alabama, said parcel containing 4.00 acres.

Also subject to the restrictions shown on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein.

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19790309000029610 1/3 $.00
Shelby Cnty Judge of Probate,AL
03/09/1979 12:00:00AM FILED/CERT

**TO HAVE AND TO HOLD,** To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the said GRANTOR, by its Vice President, George Bentley who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of March 19 79.

ATTEST:
Secretary

SHELBY SHORES, INC.
By Vice - President

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that George Bentley whose name as Vice - President of Shelby Shores, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged 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 7th day of March 19 79.

Notary Public

Exhibit "A"

19790309000029610 2/3 $.00
Shelby Cnty Judge of Probate,AL
03/09/1979 12:00:00AM FILED/CERT

RESTRICTIONS

1. The premises conveyed shall be used exclusively for residential purposes and no business or commercial purposes of any kind shall be allowed thereon. No more than one single family dwelling house may be erected on said property, nor more than two additional outbuildings, garage, storage or other purposes in connection herewith.

2. Buildings shall be neat in appearance, and no building or structure shall be moved, constructed or erected on the premises, that may be considered detrimental to the development in the opinion of Shelby Shores, Inc., its successors or assigns. Wood exteriors shall be stained or painted with two coats of paint or stain. No outbuildings, buildings or residence shall be erected or begun on said property until the plans, specifications, grades and location thereofare first submitted to and approved in writing by Shelby Shores, Inc., its successors and assigns.

3. No outside toilets shall be allowed and sanitary arrangements must comply with State and Local laws and regulations.

4. No residence of less than 1,000 square feet of heated area shall be erected or constructed on each lot.

5. There shall be no buildings, porch or projection extending nearer than one hundred (100) feet from the front of road property line of any lot nor within fifty (50) feet of any other property line of said property.

6. No animals or fowls shall be kept or maintained on said property with the exception of that the owner thereof may have a horse or horses not exceeding two (2) in number and a dog or dogs not exceeding two (2) in number.

7. House trailers or mobile homes shall be prohibited on the above described property and temporary structures of any type will be prohibited without special permission from Shelby Shores, Inc., its successors or assigns, and no "For Sale" signs shall be posted without special permission.

8. No lot may be subdivided or reduced in size by voluntary alienation judicial sale or other proceedings, except at the direction of and with the written consent of Shelby Shores, Inc., or its successors or assigns.

9. The location, construction and type of fencing on said property must be approved in advance by Shelby Shores, Inc., its successors or assigns.

10. Shelby Shores, Inc., its successors and assigns, reserves the right to modify, release, amend, void, transfer, or delegate all the rights, reservations and restrictions herein set forth or the right to modify, release, amend or void any one or more of the said herein set forth restrictions.

11. No lot shall be sold or used for the purposes of extending any public or private road, street or alley, or for the purpose of opening any road, street or alley except by the prior written consent of Shelby Shores, Inc., its successors and assigns.

12. These restrictions shall be considered as covenants running with the land and shall bind the purchaser and his heirs, executors, administrators, and all future assigns of said premises or any part or parts thereof. These said covenants shall be or may be changed by a majority of the owners of the lots in this subdivision after twenty-five (25) years from the date hereof.

13. No firearms shall be discharged in the residential area of Shelby Shores, Inc.

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14. The exterior finish and general clean-up of construction must be completed within one year after starting construction of residence. Any unfinished or temporary type of material is prohibited for use on the exterior of any residence built in Shelby Shores.

15. It is understood that Shelby Shores, Inc., has reserved one or more areas for use by interior property owners in Shelby Shores for launching purposes. There shall be no duty on Shelby Shores, Inc., or its successors or assigns, to maintain such launching areas and the use thereof will be by property owners and the guests of property owners in Shelby Shores, Inc., at their own risk. The number and size of such areas, whether one or more, and the unlimited right to change the number and size of and location of said areas shall be in the sole discretion of Shelby Shores, Inc., its successors and assigns. Nothing contained herein shall indicate in any way any duty on the part of Shelby Shores, Inc., its successors or assigns, to supply property of any particular amount or size or at all for such launching purposes and there shall be no liability on the part of Shelby Shores, Inc., its successors or assigns, to furnish any of such areas, but should such areas be furnished, Shelby Shores, Inc., its successors and assigns will not be liable for the injury to the person or property of any of the property owners, their guests, invitees, or any other persons, firms, or corporations, which may occur during the use thereof.

Harold W. Pipe
Purchaser

Jewell G. Pipe
Purchaser

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED FOR
1979 MAR -9 PM 3:17

Recd tax 7.00
Rec. 4.50
1.00
12.50

Thomas A. Lowe, Jr.
JUDGE OF PROBATE

BOOK 314 PAGE 311

1979030900029610 3/3 $.00
Shelby Cnty Judge of Probate,AL
03/09/1979 12:00:00AM FILED/CERT