

This instrument was prepared by

(Name) John H. Brewer, Attorney

(Address) 529 Brown Marx Building, Birmingham, Alabama 35203

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand One Hundred Ninety-two and no/100 Dollars to the undersigned grantor, First Alabama Bank of Birmingham, C. W. Walter and John H. Brewer as Trustees U/I/T dtd 5/24/71, recorded in Office of Judge of Probate of Shelby County, AL in Deed Book 268, Pg 7 and amended as recorded in said Probate Office in Deed Book 303, Pg 528 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Thomas E. Owen and wife Linda L. Owen

(herein referred to as GRANTEEES) 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, to wit:

A part of the SW 1/4 of the NE 1/4 of Section 11, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of the SW 1/4 of NE 1/4 of Section 11, Township 19 South, Range 1 West, thence run North along the East line of said 1/4-1/4 section a distance of 592.42 feet to the Southeasterly right-of-way line of Shelby County Highway #43, said right-of-way line being in a curve to the left running Southwesterly, having a radius of 5597.57 feet and an interior angle of 8° 17' 45"; thence turn left 124° 17' 10" to the tangent of said curve and run Southwesterly along said right-of-way line an arc distance of 810.47 feet to the point of tangent; thence continue Southwesterly along said right-of-way line a distance of 121.21 feet; thence turn left 136° 51' 36" and run East a distance of 723.58 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Coal, iron ore, oil and gas and any and all other minerals and mining rights.

SUBJECT TO: Protective Covenants attached hereto as Exhibit "B" to be recorded herewith.

SUBJECT TO: Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 145, Page 173 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEEES 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.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, B. L. Brown, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of November 1983

ATTEST:

FIRST ALABAMA BANK OF BIRMINGHAM, AS CO-TRUSTEE

By

ITS SENIOR VICE PRESIDENT

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned John H. BREWER a Notary Public in and for said County in said State, hereby certify that B. L. Brown whose name as Vice President of First Alabama Bank of Birmingham a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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, on behalf of the First Alabama Bank of Birmingham, acting in its capacity as Trustee as aforesaid.

Given under my hand and official seal, this the 8th day of November 1983

Notary Public

My Commission Expires July 16, 1987

PROTECTIVE COVENANTS

WHEREAS, the undersigned owners, Thomas E. Owen and Linda L. Owen, are desirous of establishing covenants, restrictions, and limitations applicable to all property owned by the undersigned and described in Exhibit "A", attached hereto and incorporated herein by reference,

NOW THEREFORE, the undersigned do hereby adopt the following restrictions and limitations:

Said property shall be used for residential purposes only.

No more than one outbuilding such as barn or stable, except for well or pump house, and no temporary building, mobile home or trailer to be used for dwelling.

No building to be erected closer than 35 feet from property line.

No house of less than 1200 square feet.

No outbuildings shall be erected except for the personal use of the property owner.

All septic tanks must be of an approved kind, such tanks together with adequate field lines must be completely acceptable to the Shelby County Health Department. No septic tank or field line shall be constructed within 10 feet of an adjoining property line. No sewer or drainage line shall be constructed or laid which shall empty on or become a nuisance to the adjoining property.

The herein described property may not be subdivided into lots or parcels of less than one acres each. Each subject lot or parcel may have erected on it only one residential dwelling, and the same shall be subject to all of the terms and conditions of these covenants.

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot for any commercial or animal shelter purposes.

It is understood and agreed that said conditions, limitations and restrictions shall attach to and run with the land for a period of 25 years.

If any party shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person, or persons, owning real property adjoining said property to prosecute any proceedings at law or in equity against the person violating or attempting to violate any such covenant, and either prevent him from doing so or to recover damages or other dues from such violations. Invalida- tion of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

All of the said restrictions and limitations shall constitute covenants running with the land and all of the deeds hereafter made conveying said property shall be made subject to the restrictions hereinabove set out.

Thomas E. Owen
Thomas E. Owen

Linda L. Owen
Linda L. Owen

This Instrument Prepared By:

JOHN H. BREWER, Attorney at Law
529 Brown-Mary Building
BIRMINGHAM, ALA. 35203
Telephone: 269/328-5550

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, in and for said County,
in said State, hereby certify that Thomas E. Owen and Linda
L. Owen, whose names are signed to the foregoing conveyance,
they executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal, this 8th day
of November, 1983.

Charles V. B. [unclear]
Charles R. Vandenberg
Notary Public

My Commission Expires February 16, 1987

BOOK 351 PAGE 290

EXHIBIT "A"

A part of the SW 1/4 of the NE 1/4 of Section 11, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of the SW 1/4 of NE 1/4 of Section 11, Township 19 South, Range 1 West, thence run North along the East line of said 1/4-1/4 section a distance of 592.42 feet to the Southeasterly right-of-way line of Shelby County Highway #43, said right-of-way line being in a curve to the left running Southwesterly, having a radius of 5597.57 feet and an interior angle of $8^{\circ} 17' 45''$; thence turn left $124^{\circ} 17' 10''$ to the tangent of said curve and run Southwesterly along said right-of-way line an arc distance of 810.47 feet to the point of tangent; thence continue Southwesterly along said right-of-way line a distance of 121.21 feet; thence turn left $136^{\circ} 51' 36''$ and run East a distance of 723.58 feet to the point of beginning; being situated in Shelby County, Alabama.

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ALABAMA DEED & CONVEYANCE CO.
1000 N. 10TH ST.
TULSA, OKLA. 74103

1983 NOV 10 AM 10:23

James A. Jones, Jr.
1000 N. 10TH ST.
TULSA, OKLA. 74103

Deed TAX	12.50
Res	6.00
Ins	1.00
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	19.50