

Mary G. Newby
8477 Indian Lake Way
Helena, Alabama 35080

This instrument was prepared by

(Name) J. Michael Campbell
1407 City Federal Building
(Address) Birmingham, Alabama 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Oscar H. Cobb and wife, Delia G. Cobb

(herein referred to as grantors) do grant, bargain, sell and convey unto

Mary Newby, an unmarried woman, and Delia G. Cobb

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby

County, Alabama to-wit:

Commence at the Southwest corner of the Southeast One-Quarter of the Northwest One-Quarter of Section 36, Township 19 South, Range 3 West; run thence in a Northerly direction along the West line of said Quarter-Quarter Section for a distance of 332.71 feet to the point of beginning. From the point of beginning thus obtained, thence continue along last described course for a distance of 120 feet; thence turn an angle to the right of 90 degrees, and run in an Easterly direction for a distance of 125 feet; thence turn an angle to the right of 90 degrees and run in a Southerly direction for a distance of 120 feet; thence turn an angle to the right of 90 degrees and run in a Westerly direction for a distance of 125 feet to the point of beginning.

Subject to the mineral and mining rights which have been heretofore conveyed. Also subject to Transmission line permit to Alabama Power recorded in Deed Book 101, Page 550, in Probate Office of Shelby County, Alabama. This property is sold subject to the following restrictions: Any residence erected on said property must have at least 1200 square feet of floor space; any outbuilding must be set back 125 feet or more from paved road. These restrictions expire at the end of fifteen years from date of this deed.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hand(s) and seal(s), this 14th
day of December, 19 83

WITNESS:

Deed Tax \$2.50 (Seal)
Rec 1.50 (Seal)
Ins 1.00 (Seal)
45.00 1983 DEC 28 AM 9:11 (Seal)

Oscar H. Cobb (Seal)
OSCAR H. COBB (Seal)
Delia G. Cobb (Seal)
DELIA G. COBB (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, J. Michael Campbell, a Notary Public in and for said County, in said State, hereby certify that Oscar H. Cobb and Delia G. Cobb whose name S 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of December, 19 83