

This instrument was prepared by

(Name) Judy Hulsey

(Address) 3201 Lorna Road, Birmingham, Al. 35216

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars and other good & Valuable considerations:

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, H. Albert Awtrey, and wife Rosemarie J. Awtrey, Rudy R. James, and wife Linda Gowland James,

Talmadge E. Jones, and wife Evelyn Virginia Jones

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

Richard C. Stewart

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN AS IF SET OUT

IN HAEC VERBA

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

The land herein conveyed shall not be used for any purpose, other than a single family resident with a dwelling containing, not less than 1100 square feet of heated area on the first floor. The specific intent of this covenant is to restrict and prohibit the use or placement of a mobilehome or manufactured home on the land herein conveyed. It is agreed between the parties here to and shall be binding upon thir Successors and Assigns. It is agreed that the Covenants shall run with the Land.

The real property herein described does not constitute any part of the homestead of the Grantors herein mentioned.

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

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 hands(s) and seal(s), this 16th day of April, 1984.

H. Albert Awtrey

(Seal)

Rosemarie J. Awtrey

(Seal)

Rudy R. James

(Seal)

Linda Gowland James

(Seal)

Evelyn Virginia Jones

(Seal)

Talmadge E. Jones

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Patsy H. Harris, a Notary Public in and for said County, in said State, hereby certify that the above mentioned

whose name 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 16th day of April, A. D., 1984

My Commission Expires Nov. 1, 1986

Central Bank of this

Notary Public

EXHIBIT " A"

OF

WARRANTY DEED FROM: H. Albert Awtrey and wife Rosemarie J. Awtrey, Rudy E. James and wife Linda Gowland James, Talmadge E. Jones and wife Evelyn Virginia Jones.

TO

Richard C. Stewart

DESCRIPTION

Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 12, Township 24 North, Range 15 East; thence run East along the South line of said quarter quarter section as established by the map and survey of Glasscock's Subdivision (Spring Creek) as recorded in Map Book 4, Page 23 in the Probate Office of Shelby County, Alabama for 1,018 feet, more or less, to an iron pin at the Southeast corner of Lot 19, Block 5 of said subdivision; thence 90 degrees, 02 minutes, 23 seconds left and run North along the East line of said subdivision for 185.0 feet to an iron pin; thence 100 degrees, 00 minutes right and in a Southeasterly direction for a distance of 65.0 feet, thence 54 degrees, 30 minutes Right and in a Southeasterly direction for a distance of 118.50 feet to a point on the Westerly bank of Lay Lake at it presently exists, said point being the point of Beginning; thence reverse last state course and run Northwesterly for a distance of 118.50 feet; thence 54 degrees 30 minutes left and in a Northwesterly direction for a distance of 65.0 feet; thence 80 degrees, 00 minutes Right and in a Northerly direction for a distance of 30.0 feet; thence 90 degrees, 00 minutes Right and run East for 52.0 feet to an iron pin; thence 30 degrees, 00 minutes left and run Northeasterly for 69.0 to an iron pin; thence 85 degrees, 00 minutes right and run Southeastely for 150.5 feet to a Point on the West bank of Lay Lake as it presently exists, thence run generally in a Southwesterly direction along the meanderings of the West bank of Lay Lake to the Point of Beginning. Containing 15,646 sq. ft., more or less, or 0.36 acres, more or less.

Said property being situated in Shelby County, Alabama.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 FEB 20 AM 11: 29

Thomas A. Swann, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>12.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>5.00</u>
TOTAL	\$	<u>22.00</u>