

Name:

Address:

This instrument was prepared by:
Mike T. Atchison, Attorney at Law
Post Office Box 822, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND, FIVE HUNDRED (\$10,500.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ALBERT L. WEBER, a married man; MEINT J. HUESMAN, a married man; and THOMAS M. POE, JR., a married man (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto LLOYD E. LAWSON, JR., AND RITA C. LAWSON, (herein referred to as grantees,) as joint tenants, with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE 1/4 of Section 23, Township 20 South, Range 4 West, more particularly described as follows: Commence at the NE corner of said NE 1/4; thence in a Southerly direction along the Easterly line of said Section 23, a distance of 21.96 feet to the Northwesternly right of way line of a County Road; thence 57 degrees 03 minutes right, in a Southwesterly direction along said right of way line, a distance of 615.88 feet to the beginning of a curve to the left, having a radius of 2864.72 feet; thence continue in a Southwesterly direction along said curve and right of way line, a distance of 766.16 feet to end of said curve; thence continue in a Southwesterly direction along a line tangent to said curve and right of way line, a distance of 285.00 feet to the point of beginning; thence continue along last described course and right of way line, a distance of 210.00 feet; thence 90 degrees right, in a Northwesternly direction, a distance of 622.29 feet; thence 90 degrees right, in a Northeasterly direction, a distance of 210.00 feet; thence 90 degrees right in a Southeasterly direction, a distance of 622.29 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Reynolds & Varner, Inc., dated May, 1985.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1985 and subsequent years.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
3. Oil and Gas Lease from Champion International Corporation to Louisiana Land and Exploration Company dated 1st August, 1981, as referred to in Declaration of Lease from Champion International Corporation to The Louisiana Land and Exploration Company, dated 1st December, 1981, and recorded in Deed Book 339, Page 146. All rights to the use of surface of caption lands are released from said lease by instrument dated 2nd February, 1984, and recorded in Misc. Book 55, page 151, in Probate Office.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR OF THEIR RESPECTIVE SPOUSES.

ALSO SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH SHALL ATTACH AND RUN WITH THE LAND.

1. 75-foot minimum building set back line from pavement.

\$8,500.00 of the purchase price recited above was paid from mtge. filed simultaneously herewith.

J.A.B.C. - Helena

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2. 20-foot minimum building set back line from side boundary lines.
3. There shall be no further division of lands herein described.
(NO Subdivision.)
4. All parcels shall be used for single family residential purposes exclusively.
5. There shall be no more than one (1) dwelling per parcel, irregardless of the type of structure.
6. No commercial endeavors of any kind will be allowed.
7. There shall be no swine or dog kennels.
8. No storage buildings or outdoor storage shall be permitted closer to the front of the described parcel than the rear of the existing dwelling.
9. It shall be the responsibility of each owner to prevent the occurrence of any unclean, unsightly refuse or garbage in the front of the parcels.
10. Subject to easements and restrictions of record.

TO HAVE AND HOLD to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 6th day of May, 1985.

Albert L. Weber
Albert L. Weber

Thomas M. Poe, Jr.
Thomas M. Poe, Jr.

Meint J. Huesman
Meint J. Huesman

by: Albert L. Weber, as Attorney-in-fact by the Power of Attorney recorded in Real Record 024, Page 359, in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ALBERT L. WEBER, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, 1985.

My commission expires 1-4-88

Diane Capeland
NOTARY PUBLIC



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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that THOMAS M. POE, JR., a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of May, 1985.

Donna Allen

Notary Public

My Commission Expires

My Commission Expires September 20, 1988

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that ALBERT L. WEBER, whose name is signed as Attorney-in-fact for MEINT J. HUESMAN, by the Power of Attorney recorded in Real Record 024, Page 359, in the Probate Office of Shelby County, Alabama, 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, in his capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, 1985.

Liane Capet

Notary Public

My Commission Expires 1-4-88

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

1985 MAY 15 AM 11:09

Thomas W. Shivers, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>100</u>
Mineral Tax		
Recording Fee		<u>750</u>
Index Fee		<u>100</u>
TOTAL	\$	<u>950</u>