

This form furnished by: **Cahaba Title, Inc.** 988-5600

TITLE NOT EXAMINED BY ATTORNEYS

This instrument was prepared by:
(Name) WATSON & JOHNSON, ATTORNEYS AT LAW
(Address) P. O. Box 987
Alabaster, Alabama 35007

234
Send Tax Notice to:

(Name) DKM Enterprises, Inc.
(Address) 2073 Lake View Lane
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TWENTY FIVE THOUSAND FIVE HUNDRED DOLLARS (\$25,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Noble W. Fennell, Jr., a single man, and Clyde W. Pearce, Jr. and wife,
Carole S. Pearce,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

DKM Enterprises, Inc.

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

Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 East; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 1578.14 feet; thence 98 deg. 51 min. right, run 399.38 feet; thence 23 deg. 16 min. left, run 271.00 feet; thence 21 deg. 34 min. left, run 12.00 feet; thence 93 deg. 30 min. right, run 315.00 feet; thence 30 deg. 30 min. left, run 233.00 feet; thence 90 deg. 00 min. left, run 30.00 feet to the right of way of an existing road; thence 90 deg. 00 min. right and run Southwesterly along said right of way for 110.00 feet to the point of beginning; thence continue last described course for 110.00 feet; thence 92 deg. 28 min. 31 sec. left, run 239.77 feet; thence 84 deg. 04 min. 49 sec. left, run 81.93 feet; thence 23 deg. 27 min. 20 sec. right, run 20.03 feet; thence 116 deg. 54 min. left, run 253.53 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, restrictions and rights-of-way of record.

The above property is subject to the restriction that no residence shall be constructed thereon that contains less than 1,000 square feet of heated living area.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th
day of June, 19 87

Roy Johnson (Seal)

Roy Johnson (Seal)

Roy Johnson (Seal)

Noble W. Fennell, Jr. (Seal)
(Noble W. Fennell, Jr.)

Clyde W. Pearce, Jr. (Seal)
(Clyde W. Pearce, Jr.)

Carole S. Pearce (Seal)
(Carole S. Pearce)

STATE OF ALABAMA
SHELBY

County

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 JUL -6 AM 9:49
General Acknowledgment
OFFICE OF PROBATE

Deed by - 2550
Rec. 250
Ind. 200
3000

a Notary Public in and for said County,

I, the undersigned authority,
in said State, hereby certify that Noble W. Fennell, Jr., a single man, Clyde W. Pearce, Jr. and
wife, Carole S. Pearce,
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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of June, 19 87

Roy Marvin Johnson