

SEND TAX NOTICE TO:

(Name) James T. Cochran
(Address) 4134 Redwing Drive
Birmingham, AL 35243

789

This instrument was prepared by

(Name) Walter Cornelius, Attorney at Law

(Address) 200 Frank Nelson Bldg., Birmingham, AL 35203

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand Dollars and other good and valuable ~~consideration~~
consideration,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Walter Cornelius and wife, Lenora B. Cornelius, and Eugenia C. Clemore and husband, Lynn A. Clemore,
(herein referred to as grantors) do grant, bargain, sell and convey unto James T. Cochran and wife, Rita T. Cochran

(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 containing 4.00 acres in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 16; thence run east along the north $\frac{1}{4}$ - $\frac{1}{4}$ line 68.61 feet to an iron on the southeasterly right-of-way of Shelby County Hwy. #41 (a.k.a. Dunning Road); thence turn right 124°15'35" and run southwest 1761.72 feet to a point on the southeasterly right-of-way of said Hwy. #41 and the point of beginning; thence turn left 83°01'22" and run southeasterly 562.41 feet to a point on the west side of Ivy Branch (a.k.a Shoal Creek, a.k.a North Fork of Yellowleaf Creek); thence run southerly along the meander of said creek the following described courses: turn right 121°58'47" a distance of 46.86 feet; turn left 21°44'23" a distance of 40.00 feet; turn right 16°45'29" a distance of 87.14 feet; turn left 21°06'04" a distance of 131.65 feet; turn right 25°21'55" a distance of 81.79 feet; thence turn right 58°44'15" and run northwesterly 428.00 feet to a point on a curve having a delta angle of 03°09'01" and a radius of 6506.74 feet on the easterly right-of-way of Shelby County Hwy. #41; thence turn right 90°27'41" to tangent of said curve and run northerly along the arc of said counterclockwise curve along said right-of-way 357.76 feet to the point of beginning.

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MINERALS AND MINING RIGHTS EXCEPTED. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, AND TO CURRENT ZONING ORDINANCES AND REGULATIONS.

This conveyance is made expressly subject to the covenants attached hereto as Exhibit "A", which is made a part hereof by reference. Said covenants shall run with the land and bind the parties hereto and their heirs and assigns forever as to the use of the above described realty.

TO HAVE AND TO HOLD Unto 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.

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 28th

day of July, 1987

WITNESS:

Mary M. Stobert (Seal)
Mary M. Stobert (Seal)
Mary M. Stobert (Seal)

Walter Cornelius (Seal)
WALTER CORNELIUS
Lenora B. Cornelius (Seal)
LENORA B. CORNELIUS
Eugenia C. Clemore (Seal)
EUGENIA C. CLEMORE
Lynn A. Clemore (Seal)
LYNN A. CLEMORE

STATE OF ALABAMA }
SHELBY COUNTY }

I, MARY M. Stobert, a Notary Public in and for said County, in said State, hereby certify that Walter Cornelius and wife Lenora B. Cornelius, and Eugenia C. Clemore and husband, Lynn A. Clemore, whose names 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 28th day of July, A. D., 19 87

Commission Expires: 11-20-88

Mary M. Stobert
Notary Public.

EXHIBIT "A"

1. Said realty shall not be subdivided so as to create any lot or portion containing less than two acres.

2. Said realty shall be used exclusively for residential purposes.

3. No more than one single family dwelling house may be erected on said realty or on each two acre portion thereof, if the same is subdivided.

4. No dwelling house containing less than two thousand five hundred (2,500) square feet of living space, exclusive of porches, car-ports, basements, and garages, shall be erected on said realty, or on any subdivision thereof.

5. No business enterprises of any kind or nature whatsoever shall be conducted on said realty, or on any subdivision thereof.

6. No mobile homes, house trailers, tents or temporary type structures of any kind may be erected, placed or maintained on said realty, or on any subdivision thereof.

7. No outside toilets shall be allowed, and all waste disposal systems on said realty, or any subdivision thereof, shall be installed and maintained in compliance with the requirements of the Health Department of Shelby County, Alabama.

8. No building, or any portion thereof, shall be erected closer than seventy-five (75) feet to the West boundary of said realty, or any subdivision thereof, which boundary is established by the southeasterly right-of-way line of Shelby County Highway No. 41.

9. No building, or any portion thereof, shall be erected closer than forty (40) feet to the South boundary of said realty, or any subdivision thereof.

1. Deed Tax \$ 10.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 3.00
TOTAL 18.00

BOARD OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 SEP 11 AM 8:27

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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