

This instrument was prepared by

This Form Furnished by

(Name) CONWILL & JUSTICE, P.C.
P.O. Box 557
(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-6020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

Corporation Form Warranty Deed

1912

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100-----
and other good and valuable considerations
to the undersigned grantor, MULBERRY LANDING, INC.

DOLLARS,
a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Owen E. Cox

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION and RESTRICTIONS.

GRANTEE'S ADDRESS:

2201 Hunters Cove
Birmingham, Alabama 35216

55
206 PAGE

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 12th day of September, 1988

ATTEST:

D. F. Barrow, Jr.
Secretary

MULBERRY LANDING, INC.

By Larry W. Pearce
President

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Larry W. Pearce

whose name as President of MULBERRY LANDING, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation.

Given under my hand and official seal, this the 12th day of September, 1988

William R. Justice
Notary Public

EXHIBIT "A"

Parcel No. 10

Commence at the S.W. corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and run thence North 88°-00'-40" East along the South line of said Section a distance of 2104.53' to a point, Thence North 1°-59'-20" West a distance of 28.96' to the "POINT OF BEGINNING" and being on the North bank of Lay Lake and the Easterly right-of-way line of a 60' wide Alabama Power Company right-of-way as recorded in Deed book No. 333, Page 530 A of the Probate records of Shelby County, Alabama, Thence North 2°-54'-53" East along said Easterly right-of-way line a distance of 37.53' to a point, Thence North 1°-09'-54" East continuing along said Easterly right-of-way line a distance of 319.67' to a point, Thence North 4°-09'-54" East continuing along said Easterly right-of-way line a distance of 118.90' to a point, Thence North 13°-35'-06" West continuing along said Easterly right-of-way line a distance of 109.44' to a point, Thence North 8°-50'-06" West continuing along said Easterly right-of-way line of said 60' wide Alabama Power Company right-of-way a distance of 91.95' to a point on the Southerly right-of-way line of a 60' wide County Road and being in a curve to the left having a central angle of 15°-37'-01", a radius of 180.00' a chord bearing North 51°-05'-30" East a chord distance of 48.91' to the P.T. of said curve, Thence North 43°-17'-03" East continuing along said Southerly right-of-way line of said 60' wide County Road a distance of 192.43' to the P.C. of a curve to the right having a central angle of 36°-38'-38", a radius of 70.00' a chord bearing North 61°-36'-24" East a chord distance of 44.01' to a point, Thence South 1°-09'-54" West a distance of 793.88' to a point on the North bank of said Lay Lake, Thence South 44°-14'-26" West along said North bank a distance of 111.35' to a point, Thence South 84°-56'-00" West continuing along said North bank of said Lay Lake a distance of 48.04' to a point, Thence North 73°-30'-00" West continuing along said North bank a distance of 46.14' to the "POINT OF BEGINNING", containing 3.09 acres.

Subject to mortgage from Mulberry Landing, Inc. to First National Bank of Columbiana dated February 27, 1986 and recorded in Real Book 062 page 745 in the Probate Office of Shelby County, Alabama.

Subject to the following restrictions:

RESTRICTIONS:

1. One single-family dwelling per lot.
2. House size, not less than 1,000 sq. ft. (main floor) excluding porches, garages and decks.
3. No building (with exception of boathouse) shall be erected within 15 feet of Interior property line.
4. No Building (with exception of boathouse and gazebo) shall be erected within 30 feet of Lake water line.
5. No outside toilets of any kind shall be permitted on lot
6. Piers shall not exceed 50 feet in length.
7. No mobile homes or camping trailers will be permitted
8. No lot shall be used for business purposes.
9. Roads are the individual responsibility of the owners of the parcels to maintain.

I CERTIFY THIS INSTRUMENT WAS FILED

88 SEP 26 AM 11:38

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 600

2. Mtg. Tax

3. Recording Fee 500

4. Indexing Fee 100

TOTAL 1200