

This instrument was prepared by

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



**Jefferson Land Title Services Co., Inc.**  
316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-6036  
BIRMINGHAM, ALABAMA 35201  
AGENTS FOR  
*Mississippi Valley Title Insurance Company*

1721

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100-----Dollars and other good and valuable considerations

MULBERRY LANDING, INC.

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

Larry Wayne Pearce and Judy G. Pearce

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama.

SEE ATTACHED EXHIBIT "A" for legal description and restrictions.

BOOK. 206 PAGE 71

GRANTEE'S ADDRESS:

102 E. Highway 25  
Columbiana, Alabama 35051

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of Sept. 1988.

ATTEST:

MULBERRY LANDING, INC.

D. F. Barrow Jr.  
Secretary

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  
whose name as Larry W. Pearce  
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.

Form ALA-33

William R. Justice  
Notary Public

*Original in file 400*

EXHIBIT "A"

Parcel No. 15

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 2691.52' to a point, Thence North 1°-59'-20" West a distance of 73.75' to the "POINT OF BEGINNING" and being on the North bank of Lay Lake, Thence North 20°-15'-49" West a distance of 167.24' to a point, Thence North 15°-00'-51" West a distance of 333.47' 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 65°-13'-52", a radius of 50.00', a chord bearing South 80°-57'-02" East a chord distance of 53.90' to a point, Thence South 23°-34'-01" East a distance of 222.69' to a point, Thence South 27°-24'-08" East a distance of 208.92' to a point on the said North bank of said Lay Lake, Thence South 7°-03'-00" West along said North bank a distance of 47.57' to a point, Thence South 26°-47'-00" West continuing along said North bank a distance of 43.85' to a point, Thence South 63°-11'-00" West continuing along said North bank a distance of 34.48' to a point, Thence North 60°-53'-32" West continuing along said North bank a distance of 43.19' to the "POINT OF BEGINNING", containing 0.98 acre.

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.

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

88 SEP 26 AM 11:43

*Thomas A. Shaw, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 600
2. Mtg. Tax	
3. Recording Fee	500
4. Indexing Fee	100
TOTAL	1200