

This instrument was prepared by

(Name) CONWILL & JUSTICE, P.C.
P.O. Box 557
(Address) Columbiana, Alabama 3 5051



Jefferson Land Title Services Co., Inc.
218 21ST NORTH • P.O. BOX 19481 • PHONE (205) 328-6628
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

1710

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 and no/100-----Dollars
and other good and valuable considerations

to the undersigned grantor, MULBERRY LANDING, INC. 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

Frank I. Owen, Sr. and Betty S. Owen

(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.

GRANTEES' ADDRESS:

107 Ferry Road
Columbiana, Alabama 35051

BOOK 206 PAGE 51

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 con-
tingent 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 encum-
brances,

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.

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

Sept.

1988

Form ALA-33

William R. Justice
Notary Public

EXHIBIT "A"

Parcel No. 6

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 1654.48' to the "POINT OF BEGINNING" and being on the North bank of Lay Lake, Thence North 15°-57'-00" East along said North bank a distance of 15.85' to a point, Thence North 27°-34'-00" West continuing along said North bank a distance of 22.20' to a point, Thence North 18°-10'-06" East a distance of 419.99' to a point, Thence North 0°-37'-00" East a distance of 317.41' 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 5°-51'-19, a radius of 214.00' a chord bearing South 65°-25'-56" East a chord distance of 21.86' to the P.T. of said curve, Thence South 68°-21'-46" East continuing along said Southerly right-of-way line a distance of 4.33' to a point, Thence South 0°-37'-00" West a distance of 313.97' to a point, Thence South 18°-10'-06" West a distance of 383.49' to a point, Thence South 46°-03'-09" East a distance of 181.99' to a point on the North bank of said Lay Lake, Thence South 41°-04'-00" West along said North bank a distance of 30.00' to a point, Thence South 46°-29'-00" West continuing along said North bank a distance of 82.90' to a point, Thence South 74°-15'-00" West continuing along said North bank of said Lay Lake a distance of 43.74' to a point, Thence North 61°-53'-00" West continuing along said North bank a distance of 121.88' to a point, Thence North 9°-57'-00" West continuing along said North bank of said Lay Lake a distance of 59.00' to a point, Thence North 37°-13'-00" East continuing along said North bank a distance of 40.69' to a point, Thence North 82°-07'-00" East continuing along said North bank a distance of 55.10' to the "POINT OF BEGINNING", containing 1.08 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.

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

88 SEP 26 AM 11:37

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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