

This instrument was prepared by

(Name) CONWILL &amp; JUSTICE, P.C.

P.O. Box 557

Columbiana, Alabama 35051

(Address)



This Form Furnished by

Jefferson Land Title Services Co., Inc.

218 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35261

AGENTS FOR

Mississippi Valley Title Insurance Company

## Corporation Form Warranty Deed

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby

}

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 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.

## GRANTEE'S ADDRESS:

2201 Hunters Cove  
Birmingham, Alabama 35216

THIS DEED IS EXECUTED FOR THE PURPOSE OF CORRECTING THE ERRONEOUS  
 DESCRIPTION CONTAINED IN DEED RECORDED IN Book 206, page 57, and in  
 CORRECTIVE DEED RECORDED in Book 219, page 425, all in the Probate  
 Office of Shelby County, Alabama.

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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 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 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 18<sup>th</sup> day of February, 19<sup>89</sup>

ATTEST:

D. Barron, Jr.  
Secretary

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned

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

18<sup>th</sup> day of February

, 19 89

Bonita J. Dauroon  
Notary Public

EXHIBIT "A"

Parcel No. 14

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 2564.70' to a point, thence North 1°-59'-20" West a distance of 90.84' to the "POINT OF BEGINNING", and being on the North bank of Lay Lake, thence North 0°-40'-30" West a distance of 153.22' to a point; thence North 8°-39'-50" West a distance of 351.40' to a point on the Southerly right of way line of a 60' wide County Road, thence South 53° 10' 33" EEast along said Southerly right of way line a distance of 33.21' to the P.C. of a curve to the left having a central angle of 20°-59'-45", a radius of 50.00', a chord bearing South 37° 50'02" East a chord distance of 18.22' to a point; thence South 15° 00' 51" East a distance of 333.47' to a point, thence South 20° 15' 49" East a distance of 167.24' to a point on the said North bank of said Lay Lake, thence South 69° 55' 40" West along said North bank a distance of 40.59' to a point, thence South 85° 42' 00" West continuing along said North bank a distance of 50.42' to a point, thence North 52° 01'52" West continuing along said North bank a distance of 49.38' to the "POINT OF BEGINNING", containing 0.79 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:

1. One single-family dwelling per lot.
2. House size, not less than 1,000 sq. feet (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.

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
89 FEB 21 AM 9:20  
John A. Goodwin, Jr.  
JUDGE OF PROBATE

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