

THIS DEED WAS PREPARED WITHOUT BENEFIT OR EVIDENCE OF TITLE.

SEND TAX NOTICE TO:

635

(Name) Edwards Builders, Inc.
Route 2, Box 965
(Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY THOUSAND DOLLARS AND NO/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Joe Adaway, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Edwards Builders, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama; thence Westerly along the South line of said 1/4-1/4 for 1512.86 feet to the point of beginning of the tract herein described; thence continue Westerly along the same line for 150.0 feet; thence turn right 90 degrees 02 minutes Northerly for 296.21 feet; thence turn right 90 degrees Easterly for 150.00 feet; thence turn right 90 degrees Southerly for 296.13 feet to the point of beginning.

ALSO, Egress (road bed) easement description: Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 1, Township 24 North, Range 15 East; thence Westerly along the South of said 1/4-1/4 for 1812.86 feet; thence turn right 90 degrees 2 minutes Northerly for 206.30 feet to the point of beginning of the egress easement herein described, said easement being a 60 feet wide strip along the existing road bed and lying 35 feet North and 25 feet South of the following line, from the point of beginning turn right 90 degrees for 450 feet; thence turn right 10 degrees for 162.47 feet; being situated in Shelby County, Alabama.

SUBJECT TO RESTRICTIONS AS FOLLOWS: The above described property is for residential purposes only, and dwellings shall have a minimum of 900 square feet in the main body of the house. No Structures of a temporary nature, such as trailers, tents, shacks, basements, garages, or other outbuildings shall be used as a residence either temporarily or permanently. This covenants shall attach to and run with the land.

The purchase price recited above was paid by mortgage executed simultaneously herewith.

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

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, I have hereunto set my hands(s) and seal(s), this 17th day of November, 1989.

1. Deco-
2. Mtg. Tax 1.00
3. Recording Fee 2.50
4. Ind. Tax 3.00
Total 7.00
89 DEC 11 PM 3:29
JUDGE OF PROBATE

Joe Adaway
Joe Adaway
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe Adaway, a single man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November, A. D. 1989

Amora T. Wil