

(Name) Paul Lowell Fox
15856 Highway 145
(Address) Shelby, AL 35143

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(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 TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Frank I. Owen, Jr., an unmarried man

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

Paul Lowell Fox

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

Commence at the SW corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and run thence North 88 deg. 00 min. 40 sec. East along the South line of said Section a distance of 2361.52 feet to a point, thence North 1 deg. 59 min. 20 sec. West a distance of 128.09 feet to the POINT OF BEGINNING and being on the North bank of Lay Lake, thence North 1 deg. 09 min. 54 sec. East a distance of 708.48 feet to a point on the Southerly right of way line of a 60 foot wide County Road; thence South 18 deg. 29 min. 47 sec. East along said Southerly right of way line a distance of 60.81 feet to the P.C. of a curve to the left having a central angle of 9 deg. 40 min. 45 sec. a radius of 266.22 feet, a chord bearing South 23 deg. 20 min. 10 sec. East and a chord distance of 44.92 feet to the P.T. of said curve, thence South 28 deg. 10 min. 33 sec. East continuing along said Southerly right of way line a distance of 89.76 feet to the P.C. of a curve to the left having a central angle of 10 deg. 58 min. 23 sec., a radius of 155.00 feet a chord bearing South 33 deg. 39 min. 37 sec. East and a chord distance of 29.64 feet to a point. Thence South 1 deg. 09 min. 54 sec. West a distance of 528.26 feet to a point on the North bank of said Lay Lake, thence North 77 deg. 15 min. 00 sec. West along said North bank of said Lay Lake a distance of 102.08 feet to the POINT OF BEGINNING.

Also, being known as Lot 12, according to the survey of Mulberry Landing Estates as recorded in Map Book 17 page 109 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. General & special taxes or assessments for 1994 & subsequent years not yet due & payable.
2. Building setback line of 100 feet reserved from Ridge Road as shown by plat.
3. Public easements as shown by recorded plat, including 50 foot Health Department Setback on rear and irregular flood line easement on the rear.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 206 page 56 in Probate Office.
5. Easement to Alabama Power Company as shown by instrument recorded in Deed 333 page 523 in Probate Office.
6. Easement to Bell South as shown by instrument recorded in Instrument #1993-24458 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights & other rights, privileges & immunities relating thereto, including rights set out in Deed 60 page 991 in Probate Office.

(CONTINUED ON REVERSE SIDE)

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 5th day of August, 1994.

(Seal)

Frank I. Owen Jr.
Frank I. Owen, Jr.

(Seal)

(Seal)

(Seal)

08/05/1994-24574
01:57 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 17.00

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 Frank I. Owen, Jr., an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 5th day of August, A. D., 1994.

Peggy J. Letson

Notary Public.

Inst # 1994-24574

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS CONTINUED:

8. Rights of riparian owners in and to the use of Lay Lake.
9. Reservations and conditions as shown by instrument recorded in Real 60 page 991 in Probate Office.
10. Flood Rights acquired by Alabama Power Company by instrument recorded in Deed 242 page 269 and Deed 248 page 287 in Probate Office.
11. Transmission Line Permit(s) to Alabama Power Company by instrument(s) recorded in Deed 143 page 395 in Probate Office.

70. \$20,000.00 of the purchase price recited above has been paid from a mortgage executed simultaneously herewith.

Inst # 1994-24574

08/05/1994-24574
01:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 17.00

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$