

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:
(Name) William R. Justice
(Address) P. O. Box 1144
Columbiana, AL 35051

Send Tax Notice to:
(Name) William E. Horn
(Address) P. O. Box 1477
Birmingham, AL 35201

WARRANTY DEED

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, Sr. and wife Betty S. Owen

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

William E. Horn

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

See attached Exhibit A

SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND:

1. One single-family dwelling per lot.
2. House sizes not less than 1,000 square feet (main floor), excluding porches, garage, 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 or gazebo) shall be erected within 30 feet of lake waterline.
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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09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 36.00

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26th
day of September, 19 94

(Seal)

Frank I. Owen, Sr. (Seal)

(Seal)

Betty S. Owen (Seal)

(Seal)

STATE OF ALABAMA

Shelby County } **General Acknowledgment**

I, the undersigned
in said State, hereby certify that Frank I. Owen, Sr., and wife Betty S. Owen

a Notary Public in and for said County.

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of September, 19 94

9/12/95
My Commission Expires:

William R. Justice
Notary Public

Inst # 1994-29121

Exhibit A

Parcel No. 18, according to the map of Mulberry Landing Estates, as recorded in Map Book 17, Page 109 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the S.W. corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and run thence North 88 degrees 00 minutes 40 seconds East along the South line of said Section a distance of 3060.98 feet to a point, thence North 1 degree 59 minutes 20 seconds West a distance of 267.00 feet to the POINT OF BEGINNING and being on the North bank of Lay Lake, Thence North 34 degrees 17 minutes 34 seconds West a distance of 200.00 feet to a point, thence North 45 degrees 36 minutes 21 seconds West a distance of 211.46 feet to a point, thence South 88 degrees 01 minutes 00 seconds West a distance of 160.00 feet to a point on the Southerly right of way line of a 60 foot wide County Road and being in a curve to the left having a central angle of 35 degrees 49 minutes 46 seconds, a radius of 50.00 feet, a chord bearing North 14 degrees 46 minutes 09 seconds West a chord distance of 30.76 feet to a point, thence North 88 degrees 01 minutes 00 seconds East a distance of 271.24 feet to a point, thence South 54 degrees 13 minutes 18 seconds East a distance of 169.36 feet to a point, thence South 5 degrees 44 minutes 04 seconds West a distance of 39.68 feet to a point, thence South 32 degrees 43 minutes 34 seconds East a distance of 113.29 feet to a point on the said North bank of said Lay Lake, Thence South 89 degrees 33 minutes 00 seconds West along said North bank a distance of 8.53 feet to a point, thence South 8 degrees 27 minutes 00 seconds East continuing along said North bank a distance of 61.64 feet to a point, thence South 17 degrees 00 minutes 00 seconds West continuing along said North bank a distance of 13.88 feet to a point, thence South 57 degrees 34 minutes 00 seconds West continuing along said North bank a distance of 30.18 feet to a point, thence South 13 degrees 21 minutes 08 seconds West continuing along said North bank a distance of 23.30 feet to the POINT OF BEGINNING.

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