

THIS INSTRUMENT PREPARED BY:
William H. Halbrooks, Attorney
1 Independence Plaza, Suite 704
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Gene M. Sellers
2210 Wedgewood Road
Birmingham, AL 35216

Title Not Examined by Preparer.

WARRANTY DEED
STATE OF ALABAMA,

COUNTY OF SHELBY.

KNOW ALL MEN BY THESE PRESENTS, that for the sum of One Hundred Thousand and No/100 (\$100,000.00) Dollars and other good and valuable consideration, the undersigned Grantors, Gordon Cleage and spouse, Von Dell Cleage, do by these presents, grant, bargain, sell, and convey unto Grantee, Gene M. Sellers, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land containing 1.66 acres, more or less, located in the NE 1/4 of the SE 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama described as follows: Begin at the NE corner of Lot 1, of the 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, page 33, in the Office of the Judge of Probate, Shelby County, Alabama; said point being on the Westerly right-of-way of Fowler Lane and also on a curve to the left having a central angle of 19 deg. 00 min. 00 sec. and a radius of 336.60 feet; thence run Northwesterly along the arc of said curve a distance of 111.62 feet to the P.T. of said curve; thence continue along said right-of-way a distance of 135.65 feet to the Southerly right-of-way of River Road; thence turn left 67 deg. 45 min. 32 sec. along said River Road right-of-way a distance of 79.47 feet to the P.C. of a curve to the right having a central angle of 07 deg. 20 min. 40 sec. and a radius of 804.06 feet; thence along arc of said curve a distance of 103.07 feet to the P.T. of said curve; thence continue along said right-of-way a distance of 188.98 feet; thence turn left 133 deg. 23 min. 34 sec. leaving said right-of-way a distance of 215.77 feet; thence turn right 38 deg. 40 min. 00 sec. a distance of 52.46 feet; thence turn left 85 deg. 53 min. 44 sec. a distance of 323.18 feet to the point of beginning. Excepted from said parcel is any and all portions of lands that lie below the datum plan of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1997.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 225, Page 453, Deed Book 225, Page 918, and Deed Book 225, page 921, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Conveyances to Alabama Power Company recorded in Deed Book 253, Page 116, and Deed Book 253, Page 120, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Restrictions recorded of record in Deed Book 223, Page 9, and Deed Book 340, page 809, in the office of the Judge of Probate of Shelby County, Alabama.
5. Covenants and restrictions applicable to Map of Shelby Shores recorded in Map Book 4, page 75, in the office of the Judge of Probate of Shelby County, Alabama.
6. In addition to the hereinabove stated restrictions and covenants, the following restrictions shall apply to the grantees, their heirs, successors and assigns:
(a) No residence of less than 900 square feet of heated area shall be erected or constructed on the hereinabove described property.

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Inst # 1997-20101

(b) The hereinabove described property may not be subdivided or reduced in size by voluntary alienation, judicial sale or other proceedings.

The above described property does not constitute the homestead of Grantors.

TO HAVE AND TO HOLD, to the Grantee, his successors and assigns forever.

And the Grantors do for themselves, their heirs and assigns, covenant with the Grantee, his heirs and assigns, that they are lawfully seized in fee simple of the premises; that they are free and clear of all encumbrances; that they have a good right to sell and convey the premises as aforesaid; and that they will and their heirs and assigns shall, warrant and defend the same to the Grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Gordon Gleage and Von Dell Cleage have hereto set their signatures and seals, this the 12th day of June, 1997.

Gary Ann Well
Witness

Gordon Gleage
Gordon Gleage

Gary Ann Well
Witness

Von Dell Cleage
Von Dell Cleage

STATE OF ALABAMA,

COUNTY OF JEFFERSON.

I, the undersigned, a notary public in and for said county in said state, hereby certify that Gordon Gleage, and Von Dell Cleage, whose names 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.

Given under my hand and official seal this the 12th day of June, 1997.

Winnie H. Helbrake
Notary Public

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