

This instrument was prepared by:

Grantee's address:

810 Paradise Cove Lane Wilsonville AL 35186

William R. Justice P.O. Box 587, Columbiana, Alabama 35051

## WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventeen Thousand Seven Hundred Ninety Three and 50/100 DOLLARS (\$117,793.50) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Carolyn Edith Yawn Mann, married, and Margie Lynn Driver Yawn, as Trustee for Thomas Ray Yawn, Hollie Elizabeth Yawn, and Jessica Lynn Yawn under the will of Robert Hollis Yawn, deceased, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Ramon Figueroa and Lauren Henny December 21, 2005 (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

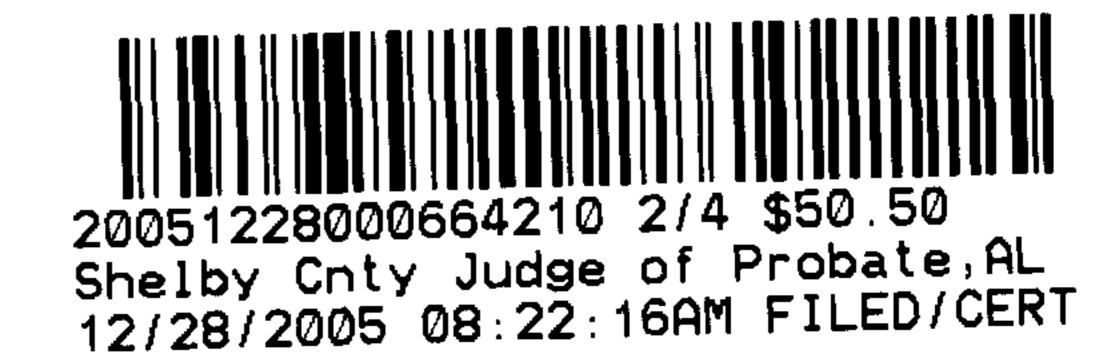
A parcel of land situated in the South half of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1 foot square rock locally accepted to be the Northeast corner of the Southeast 1/4 of said Section 17; thence run North 89 deg. 52 min. 55 sec. West along the North line of said 1/4 Section for a distance of 582.88 feet to an iron pin found on the West right of way line of Shelby County Highway No. 5, said iron being on a curve to the left, having a central angle of 01 deg. 21 min. 45 sec. A radius of 3,314.00 feet and chord bearing of South 05 deg. 54 min. 38 sec. East; thence run in a Southeasterly direction along the arc of said curve and also along said West right of way line for a distance of 78.80 feet to an iron pin found; thence run tangent to last stated curve in a Southeasterly direction along said West right of way line for a distance of 977.31 feet to an iron pin found; thence turn an angle to the right of 96 deg. 47 min. 51 sec. And run in a Westerly direction for a distance of 548.53 feet to an iron pin found; thence turn an angle to the left of 04 deg. 38 min. 25 sec. And run in a Southwesterly direction for a distance of 759.22 feet to a point on the centerline of Bees Wax Creek; thence run in a Northeasterly direction along the meanderings of the centerline of said Bees Wax Creek for a distance of 1,967.79 feet to a point on the North line of the South ½ of said Section 17; thence run South 89 deg. 52 min. 55 sec. East long the North line of said South ½ for a distance of 621.17 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, rights of way, and reservation of minerals and mining rights of record. Subject to covenants and restrictions set out on attached Exhibit A.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse, if any.

\$91,700.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.



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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 21st day of December, 2005.

Witness to Carolyn Edith Yawn Mann

Witness printed name: F

Witness to Carolyn Edith Yawn Mann Witness printed name: Florence latrock

Margie Lynn Driver Yawn, as Trustee for Thomas Ray Yawn under the Will of Robert Hollis Yawn, deceased

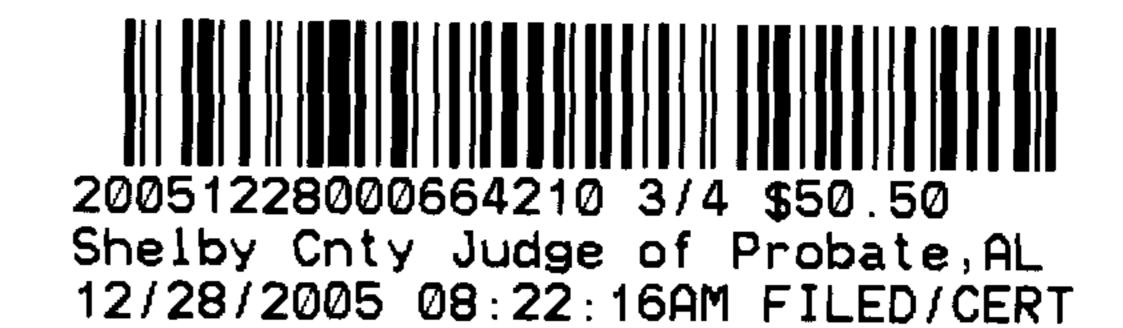
welyn Edith Your Mann Carolyn Edith Yawn Mann

Margie Lynn Briver Yawn, as Trustee for Hollie Elizabeth Yawn under the Will of

Robert Hollis Yawn, deceased

Margie Lynn Driver Yawn, as Trustee for Déssica Lynn Yawn under the Will of Robert

Hollis Yawn, deceased



# STATE OF FLORIDA COUNTY

The foregoing instrument was acknowledged before me this <u>Mth</u> day of <u>Nacember</u>, 200<u>5</u>, by Carolyn Edith Yawn Mann, married, <u>who is personally known</u> to me or who has produced \_\_\_\_\_ as identification.

Rosemarie Matteson DD133588

Expires August 09, 2006

Rosemarie Matteson

My Commission DD133588

Expires August 09, 2006

Bosemarie Matteon

Notary public

Notary printed name ROSEMARIE MATTESON

My commission expires:

08/09/06

#### STATE OF ALABAMA COUNTY OF SHELBY

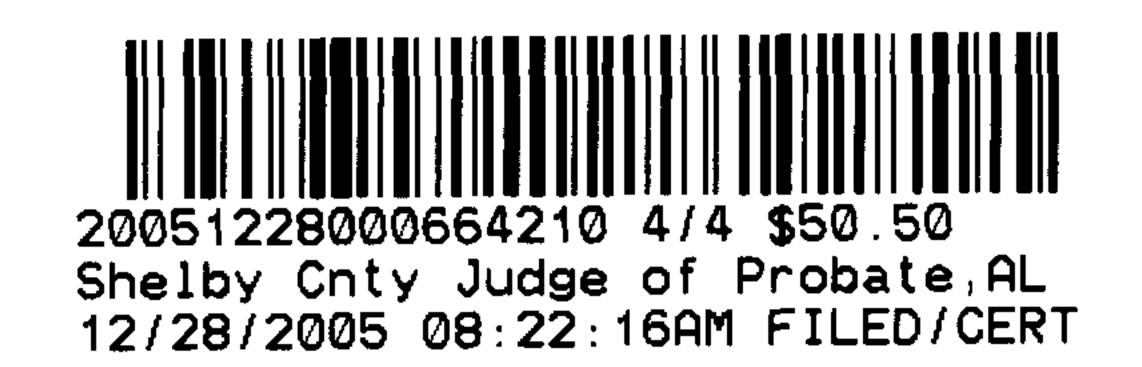
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Margie Lynn Driver Yawn, whose name as Trustee for Thomas Ray Yawn, Hollie Elizabeth Yawn, and Jessica Lynn Yawn, under the will of Robert Hollis Yawn, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of December, 2005.

Notary Public

## EXHIBIT A

### COVENANTS & RESTRICTIONS



- 1. Minimum building set back line shall be no less than 100 feet from western property line.
- 2. There may be further division of lands herein described into parcels of not less than 8 acres.
- 3. It shall be the responsibility of each owner to prevent the occurrence of any unclean, unsightly refuse or garbage on the described parcels.
- 4. No dwelling house of less than 1500 square feet of heated area, exclusive of porches, carports, basements and decks or terraces shall be erected on any parcel.
- 5. No detached outbuilding, storage building or garage shall be erected closer to the street than the front of the dwelling.
- 6. No trailers, temporary buildings, garages or other buildings shall be built and used for residence purposes prior to the completion of a dwelling on said lots. All residences shall be site-built homes. No mobile homes, modular homes or manufactured homes are allowed.
- 7. No unused or inoperable vehicles or water craft shall be stored on the property unless stored in a garage or outbuilding.
- 8. If any person shall violate or attempt to violate any of the covenants and restrictions contained herein, it shall be lawful for any person or persons owning any of the adjoining parcels to prosecute any proceedings at law or in equity, against the person or persons violating any such covenants and restrictions, and either to prevent him or them from doing or to recover damages for such violation. It being understood that this right extends not only to the present owners of said property, but also to any future property owners therein.
- 9. Property shall be used for residential purposes only. No commercial uses are permitted.

Shelby County, AL 12/28/2005 State of Alabama

Deed Tax: \$26.50