

This instrument was prepared without benefit of title evidence. Description furnished by Grantor.

THIS INSTRUMENT WAS PREPARED BY:
Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

MAIL TAX NOTICE TO:
John R. Matthews
8431 Warwick Drive
Morris, AL 35116

WARRANTY DEED
STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 DOLLARS, to the undersigned grantor, **The Estate of Mayanice Walton, deceased, Probate Case PR-2009-000474, in the Probate Office of Shelby County, Alabama**, in hand paid by **JOHN R. MATTHEWS**, the receipt of which is hereby acknowledged, the said **Estate of Mayanice Walton, deceased, Probate Case PR-2009-000474, in the Probate Office of Shelby County, Alabama** does by these presents, grant, bargain, sell and convey unto the said **JOHN R. MATTHEWS**, the following described real estate, situated in Shelby County, Alabama, to-wit:

All of Block "L" according to the Survey and Map of Russell R. Hetz of Town of Calera, Alabama, subject to Restrictions "A" as shown by Exhibit "K".

Also, all of the North ½ of vacated Rose Lake Drive, lying between the centerline of 16th Street and the centerline of 17th Street, as shown on Survey and Map of Russell R. Hetz of Town of Calera, Alabama.

All of Block "M" according to the Survey and Map of Russell R. Hetz of Town of Calera, Alabama, subject to Restrictions "C" as shown by Exhibit "K".

Also all the Northeast ½ of vacated Rose Lake Drive, lying between the centerline of 16th Street and the centerline of Tenth Avenue, as shown on Survey and Map of Russell R. Hetz of Town of Calera, Alabama.

Being the same as Blocks 33 and 34, according to Dunstan's Survey of Calera.

MAYANICE WALTON WAS THE SURVIVING GRANTEE IN THAT CERTAIN DEED RECORDED IN REAL RECORD 85, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, T.H. WALTON, HAVING DIED ON OR ABOUT THE 3RD DAY OF DECEMBER, 2004.

SUBJECT TO TAXES FOR 2010 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

TO HAVE AND TO HOLD, To the said JOHN R. MATTHEWS, his heirs and assigns forever.

And said John R. Matthews, as Personal Representative of the Estate of Mayanice Walton, deceased, Probate Case PR-2009-000474, in the Probate Office of Shelby County, Alabama, does for itself, its successors and assigns, covenant with said JOHN R. MATTHEWS, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said JOHN R. MATTHEWS, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Estate of Mayanice Walton, deceased, Probate Case PR-2009-000474, in the Probate Office of Shelby County, Alabama, by its Personal Representative, JOHN R. MATTHEWS, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of March, 2010.

THE ESTATE OF MAYANICE WALTON,
deceased, Probate Case PR-2009-000474,
in the Probate Office of Shelby County,
Alabama

Shelby County, AL 03/22/2010
State of Alabama
Deed Tax : \$5.00


By: John R. Matthews,
its Personal Representative

STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JOHN R. MATTHEWS, whose name as Personal Representative of the Estate of Mayanice Walton, deceased, Probate Case PR-2009-000474, in the Probate Office of Shelby County, Alabama, 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, as such personal representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 16th day of March, 2010.

My commission expires: 10/16/2012


Notary Public

EXHIBIT "K"
RESTRICTIONS "A"


20100322000082070 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
03/22/2010 11:48:56 AM FILED/CERT

1. Only one residence shall be built on each lot.
2. The building shall be 50 feet from front line of lot.
3. The residence shall squarely face the street and shall have a clearance of not less than 5 feet from the side boundaries of the lot. In cases where one residence occupies more than one lot by straddling the boundary line, this restriction will apply to the outside lines of said lots only.
4. All detached buildings shall have the same outside finish and the same style of roof as the residence.
5. No outside storage of wrecked or abandoned cars, machinery or materials is permitted.
6. No solid or spite fences are permitted.
7. Lots are for residential purposes only, no business places permitted.
8. No billboards or display of outside advertising permitted.
9. Subject to any public easement for public highway.

RESTRICTIONS "B" same as "A" excepting Item No. 1, building shall be 20 feet.

RESTRICTIONS "C" same as "A" excepting Item No. 1 building line shall be at option of owner of such lots that are affected by present telephone or power lines.