

This instrument was prepared by:
(Name) Willow Creek Partnership
(Address) 111-A Owens Parkway
Birmingham, Al. 35244

Send Tax Notice to:
(Name) Roy Martin
(Address) P.O. Box 9
Pelham, Al. 35124

Inst # 1993-20376

PARTNERSHIP WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ****FIVE HUNDRED AND NO/100 (\$500.00)-----DOLLARS**

to the undersigned grantor, **Willow Creek Partnership** a (general) ~~partnership~~ a partnership

therein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Roy Martin Construction

therein referred to as GRANTEE, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 13, according to the survey of Audubon Forest, First Addition, as recorded in Map Book 11, Page 122 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

This conveyance and the covenants of title herein are made subject to any and all restrictions, reservations, easements, rights of way and covenants of record in said County affecting said property, any matter and state of facts that would be disclosed by accurate survey and inspection of said premises.

Mineral and mining rights excepted.

\$ 500.00 of the purchase price recited herein was paid from proceeds of mortgage loan closed simultaneously herewith.

07/13/1993-20376
11:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns, or its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its _____ Partner(s), who ~~has~~ (are) authorized to execute this conveyance, hereto set its signature and seal,

This the 28th day of June, 19 93

WILLOW CREEK PARTNERSHIP
By Michael L. Wood Partner
By Roy L. Martin Partner

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that
Michael L. Wood, as President of Bama Builders, Inc. and
Roy L. Martin, as President of Roy Martin Construction

whose name(s) as general partner(s) of Willow Creek Partnership
a (n) Alabama (state) (general)/~~limited~~

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 28th day of June, 1993

AFFIX NOTARIAL SEAL

Carolyn A. Lucas
Notary Public

My commission expires: 3/6/95

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$ \$

This form furnished by
Cahaba Title, Inc.

RIVERCHASE OFFICE

2068 Vallevdale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

(205) 833-1571