

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

McCullough Snappy Service Oil Co., Inc.
Post Office Box 579
Fultondale, Alabama 35068

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Inst # 1995-22912

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Three Hundred Thousand and No/100 Dollars (\$300,000.00) to the undersigned grantor, WINDY OAKS, an Alabama Partnership composed of Shelby Homes, Inc. and Roy Martin Construction, Inc. (hereinafter sometimes referred to as "Grantor"), in hand paid by McCullough Snappy Service Oil Co., Inc., a Delaware corporation (hereinafter sometimes referred to as "Grantee"), the receipt whereof is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of Lot 22, 23 and 24, Block A of Nickerson's Addition to Alabaster as recorded in Map Book 3, Page 69, in the Probate Office of Shelby County, Alabama, and being described as follows: Beginning at the NE corner of Lot 24, Block A, Nickerson's Addition to Alabaster, as recorded in Map Book 3, Page 69, in the Probate Office of Shelby County, Alabama; thence North 84 deg. 46 min. 00 sec. West and along the North line of said Lot 24, 23 and 22 run a distance of 407.87 feet; thence South 42 deg. 14 min. 51 sec. East and run a distance of 327.09 feet; thence North 48 deg. 40 min. 00 sec. East and run a distance of 244.80 feet to the West line of said Lot 24; thence North 03 deg. 14 min. 00 sec. East and run a distance of 43.32 feet and along the East line of said Lot 24 to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instruments recorded in Deed 130, at Page 139; Deed 48, at Page 617; and Deed 60, at Page 66 in Probate Office; (3) Location of sanitary sewer easement, storm sewer easement, overhead power lines and existing concrete driveway as shown on the survey by Robert C. Farmer dated January 17, 1995.

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

And Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the premises as aforesaid; that it will, and its successors and assigns shall, warrant and

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10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOUGLAS R. HUBBARD 313.50

defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 16th day of August, 1995.

WITNESSES:

WINDY OAKS, AN ALABAMA PARTNERSHIP

By: SHELBY HOMES, INC.
(PARTNER)

By: 
Reid Long, As its President

By: ROY MARTIN CONSTRUCTION, INC.
(PARTNER)

By: 
Roy L. Martin
As its President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Reid Long, whose name as President of Shelby Homes, Inc., a corporation, as Partner of Windy Oaks, an Alabama Partnership, 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 officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Partner as aforesaid.

Given under my hand and official seal, this the 16th day of August, 1995.


Notary Public

My commission expires: 05/23/99

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as President of Roy Martin Construction, Inc., a corporation, as Partner of Windy Oaks, an Alabama Partnership, 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 officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Partner as aforesaid.

Given under my hand and official seal, this the 16th day of August, 1995.



Notary Public

My commission expires: 08/28/99

Inst # 1995-22912

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