

This Instrument Was Prepared By:
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Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:

598
CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TWENTY-TWO THOUSAND SEVENTY AND NO/100 DOLLARS (\$22,070.00) to the undersigned GRANTORS, ROY MARTIN CONSTRUCTION, INC. AND SHELBY HOMES, INC., Alabama Corporations (herein referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto

WINDY OAKS, AN ALABAMA PARTNERSHIP

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

That part of the South half of the North half of Section 16, Township 21 South, Range 3 West, lying east of Shelby County Highway No. 17, more particularly described as follows:

Begin at the northeast corner of the Southeast quarter of the Northeast quarter of Section 16, Township 21 South, Range 3 West; go south 1 degrees 43 minutes east along the east boundary of said quarter-quarter section 1332.51 feet to the southeast corner of said quarter-quarter section; thence south 89 degrees 35 minutes west along the south boundary of the North half of Section 16 for 4652.53 feet to the east boundary of Highway 17; thence northerly along this boundary 321.42 feet on a curve having a central angle of 17 degrees 15 minutes, a radius of 1066.94 feet and subtended by a chord bearing north 11 degrees 01 minutes 30 seconds east for 320.0 feet; thence north 19 degrees 39 minutes east for 155.89 feet to the beginning of a curve to the left having a central angle of 12 degrees 57 minutes, a radius of 1677.19 feet and subtended by a chord bearing north 13 degrees 10 minutes 30 seconds east for 378.25 feet; thence along this curve 379.02 feet; thence north 06 degrees 43 minutes east for 230.36 feet to the beginning of a curve to the left having a central angle of 03 degrees 08 minutes and a radius of 4339.22 feet and subtended by a chord bearing north 05 degrees 09 minutes east for 237.26 feet; thence along this curve 237.96 feet; thence north 03 degrees 35 minutes east for 36.74 feet to the north boundary of the South half of the North half of Section 16; thence north 89 degrees 33 minutes east for 4360.74 feet to the point of beginning.

Subject to easements and restrictions of record.

Less and except the road described in Real Volume 46 page 167 in the Probate Office of Shelby County, Alabama.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Phillip E. Lacey and wife, Billie R. Lacey recorded in Book 021 page 303 according to the terms and conditions of said mortgage and the indebtedness thereby secured.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to SouthTrust Bank of Alabama, National Association, as recorded in Book 36 page 494 according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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

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Don Spittler

And said GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that they will, and their successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS by their Presidents, who are authorized to execute this conveyance, hereto set their signature and seal, this 31st day of October, 1985.

SHELBY HOMES, INC.

By: Reid Long
Reid Long - President

ROY MARTIN CONSTRUCTION, INC.

By: Roy Martin
Roy Martin - President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Reid Long and Roy Martin whose names as Presidents of Shelby Homes, Inc. and Roy Martin Construction, Inc., corporations, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporations, on the day the same bears date.

Given under my hand and official seal this 31st day of October, 1985.

(NOTARIAL SEAL)

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 NOV -8 PM 3:36

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		22.50
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	28.50