

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

MAIL TAX NOTICE TO:
Rita Lusco

303
PARTNERSHIP FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of FIFTEEN THOUSAND FIFTY AND NO/100 DOLLARS (\$15,050.00) to the undersigned GRANTOR, WINDY OAKS, AN ALABAMA PARTNERSHIP, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

RITA LUSCO

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

051 PAGE 615

A parcel of land situated part in the SE 1/4 of the NW 1/4 and part in the SW 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West described as follows: Beginning at the SW corner of the SW 1/4 of the NE 1/4 of Section 16, go North 89 deg. 34 min. 35 sec. East along the South boundary of said 1/4 1/4 Section 144.30 feet; thence North 3 deg. 21 min. 10 sec. East for 636.81 feet to the South boundary of Big Oak Drive; thence Two (2) courses along said boundary as follows: (go South 87 deg. 32 min. West for 148.25 feet; thence North 89 deg. 18 min. 10 sec. West for 43.75 feet); thence South 6 deg. 12 min. West for 635.16 feet to the South boundary of said 1/4 1/4 Section; thence North 89 deg. 34 min. 35 sec. East along said boundary 79.01 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback and side and rear setback as set out in the restrictions recorded in Real Volume 46 page 169.

Restrictions, covenants and conditions as set out in instrument recorded in Real Volume 46 Page 169 in Probate Office of Shelby County, Alabama. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 142 Page 45; Deed Book 119 Page 456; Deed Book 105 Page 252 and Deed Book 102 Page 256 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to City of Alabaster by instrument recorded in Deed Book 46 Page 167 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to Cahaba Coal Mining Company by instrument recorded in Deed Book 12 Page 50 in Probate Office of Shelby County, Alabama.

Subject to restrictions and conditions regarding the sale of timber as shown by instrument recorded in Deed Book 21 Page 302 in Probate Office of Shelby County, Alabama.

\$13,906.35 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is 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 it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, Windy Oaks, An Alabama Partnership, by its sole partners, Shelby Homes, Inc. and Roy Martin Construction, Inc. (by their respective Presidents), who are authorized to execute this conveyance, hereto set their signatures and seals, this 20th day of November, 1985.

WINDY OAKS,
An Alabama Partnership

By: SHELBY HOMES, INC.

By: *Reid Long*
Reid Long, President
(Partner)

By: ROY MARTIN CONSTRUCTION, INC.

By: *Roy Martin*
Roy Martin, President
(Partner)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Windy Oaks, an Alabama Partnership, composed of two partners, Shelby Homes, Inc. and Roy Martin Construction, Inc., Alabama corporations, by Reid Long, as President of Shelby Homes, Inc., and Roy Martin, as President of Roy Martin Construction, Inc., and who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they, as such officers and with full authority, executed the same voluntarily for and as the act of said respective corporations as sole partners of Windy Oaks, an Alabama Partnership.

Given under my hand and official seal, this the 20th day of November, 1985.

(SEAL)

David J. Kelly
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 DEC -5 AM 9:21

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>1.50</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>7.50</u>