

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

MAIL TAX NOTICE TO:

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TWENTY THOUSAND FOUR HUNDRED SIXTY-SEVEN AND 60/100 DOLLARS (\$20,467.60) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

ROY L. MARTIN, a married man

(herein referred to as GRANTOR, whether one or more), 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:

N 1/2 of SW 1/4 and SW 1/4 of SW 1/4 all in Section 15, Township 21 South, Range 3 West, containing 122.08 acres, more or less, except and reserving all minerals and mining rights.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property that does constitute homestead.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Champion Realty Corporation referenced in that deed from Champion Realty Corporation to Roy L. Martin dated February 27, 1986 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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of February, 1986.

I CERTIFY THAT THIS INSTRUMENT WAS FILED

1986 JUL 22 AM 11:07

Thomas W. Henderson
 JUDGE OF THE PEACE

STATE OF ALABAMA)

SHELBY COUNTY)

Roy L. Martin
 Roy L. Martin

1. Deed Tax \$2050
 2. Mtg. Fee (SEAL)
 3. Recording Fee 250
 4. Indexing Fee 100
 TOTAL 2400

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, a married man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 1986.

(NOTARIAL SEAL)

Regina A. Spitham
 Notary Public