

696  
WARRANTY DEED

10, 000.00

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 DOLLARS and other valuable considerations to the Grantor, in hand paid by the Grantee, the receipt of which is hereby acknowledged, Alabama Farm Bureau Mutual Insurance Service, Inc. (herein called "Grantor"), does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Willow Creek, a general partnership, (herein called "Grantee"), its successors and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

The NE 1/4 of the NE 1/4 and the SE diagonal Half of the NW 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 2 West; LESS AND EXCEPT all that portion of said property embraced in the Map of Audubon Forest, as said Map appears of record in said Probate Office in Map Book 8, Page 126, that portion conveyed to M. C. Crow by deed recorded in Deed Book 228, Page 648, in the Office of the Judge of Probate of Shelby County, Alabama, and all minerals and mining rights.

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, and the lien for ad valorem taxes against said property for the current year, which taxes Grantee assumes and agrees to pay.

Grantor makes no representation or warranty as to and does not assure public road access from the property to Indian Valley Road.

TO HAVE AND TO HOLD, the aforegranted premises to the said Grantee, its successors and assigns, FOREVER.

And Grantor does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that it has a good right to sell and convey the same to the said Grantee, its successors and assigns, and the Grantor will warrant and defend the premises to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by Goodwin L. Myrick, its duly authorized President, and its corporate seal of said corporation to be hereunto affixed and attested by J. T. Salmon, its duly authorized Secretary, this 16th day of July, 1986.

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

ALABAMA FARM BUREAU MUTUAL  
INSURANCE SERVICE, INC.

ATTEST:

1986 AUG 11 AM 10:39

Its Secretary

By: Goodwin L. Myrick  
Its President

STATE OF ALABAMA )  
MONTGOMERY COUNTY )

I, Cheryl M. Brooks, a Notary Public, in and for said State at Large, hereby certify that Goodwin L. Myrick, and J. T. Salmon, whose names as President and Secretary, respectively, of Alabama Farm Bureau Mutual Insurance Service, Inc., a corporation, 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, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 16th day of July, 1986.

Cheryl M. Brooks  
Notary Public

My Commission Expires 10/1/87

This Instrument Prepared By  
Alabama Farm Bureau Mutual Insurance Service, Inc.  
P. O. Box 11000  
Montgomery, Alabama 36198

Roy Martin Const.

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