

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

MAIL TAX NOTICE TO:
Cecil Riggins & Harold Connell

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

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTEEN THOUSAND EIGHT HUNDRED NINETY-FIVE AND 50/100 DOLLARS (\$18,895.50) 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

CECIL RIGGINS AND HAROLD CONNELL d/b/a C & R CONSTRUCTION

(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:

A parcel of land situated part in the NE 1/4 of the SW 1/4 and part in the NW 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, described as follows: Commence at the SE corner of the NE 1/4 of the SW 1/4 of Section 15 and go South 89 deg. 52 min. 26 sec. West along the South boundary of said 1/4 1/4 Section for 1138.13 feet to the point of beginning; thence continue along previous course for 185.46 feet to the SW corner of said 1/4 1/4 Section; thence South 89 deg. 51 min. 10 sec. West for 32.50 feet; thence North 06 deg. 29 min. 39 sec. West for 654.95 feet to the South Boundary of Red Oak Drive; thence North 89 deg. 45 min. 15 sec. East along said South Boundary for 215.00 feet; thence South 06 deg. 44 min. 48 sec. East for 655.72 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Restrictions, covenants and conditions as set out in instrument recorded in Real 81 page 950 in Probate Office of Shelby County, Alabama.

Right of way granted to City of Alabaster by instrument recorded in Real 81 page 947 and Real 81 page 948 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Real 63 page 92 in Probate Office of Shelby County, Alabama.

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 24th day of September, 1986.

WINDY OAKS,
An Alabama Partnership

By: SHELBY HOMES, INC.

By: Reid Long
Reid Long, President
(P. 1)

✓ FIRST ALABAMA BOOK
SHELBY COUNTY
P. O. BOX 633
HELENA, AL 35060

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 24th day of September, 1986.



Carol Joyce Yancy
Notary Public
my commission expires 10-1-88

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BOOK

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

1986 OCT 13 AM 9:34

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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|------------------|----------------|
| 1. Deed Tax | \$ <u>1900</u> |
| 2. Mtg. Tax | <u>500</u> |
| 3. Recording Fee | <u>500</u> |
| 4. Indexing Fee | <u>100</u> |
| TOTAL | <u>2500</u> |

FIRST ALABAMA BANK
SHELBY COUNTY
P. O. BOX 1000
HELENA, AL 36800