

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

824
MAIL TAX NOTICE TO:
Mr. James A. Smith

1525 Magnolia, Alh
Birmingham, AL 35205

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 NINETEEN THOUSAND EIGHT HUNDRED NINETY AND NO/100 DOLLARS (\$19,890.00) to the undersigned GRANTOR, WINDY OAKS, AN ALABAMA PARTNERSHIP, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JAMES A. SMITH and wife, JUANITA F. SMITH

(herein referred to as GRANTEEES) 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:

BOOK 104 PAGE 78
A parcel of land situated in the N 1/2 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, described as follows: Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 15 and go North 89 deg. 43 min. 56 sec. East along the North boundary of said 1/4 1/4 section for 1240.04 feet to the point of beginning; thence continue along previous course for 210.02 feet; thence South 15 deg. 54 min. 48 sec. West for 657.88 feet to the North boundary of Red Oak Drive; thence South 89 deg. 45 min. 15 sec. West along said North boundary for 212.00 feet; thence North 16 deg. 04 min. 50 sec. East for 658.35 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

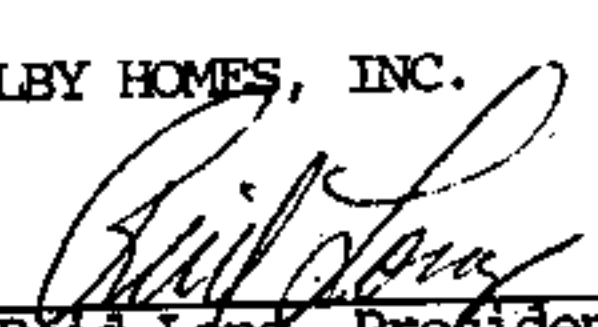
Restrictions, covenants and conditions as set out in instrument recorded in Real 81 page 950 in Probate Office of Shelby County, Alabama.
Right of Way granted to City of Alabaster by instrument recorded in Real 81 pages 947 and 948 in Probate Office of Shelby County, Alabama.
Right of Way granted to South Central Bell by instrument recorded in Real 87 page 191 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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 3rd day of December, 1986.

WINDY OAKS,
An Alabama Partnership

By: SHELBY HOMES, INC.

By: 
Reid Long, President
(Partner)

By: ROY MARTIN CONSTRUCTION, INC.

By: Roy H. 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 3rd day of December, 1986.

(SEAL)

Don Spasey
Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 DEC -9 AM 9:57

Thomas J. Harrison, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 20.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	26.00