

✓ This Instrument Was Prepared By:
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Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Mr. Paul A. Stewart
315 Mardis Lane
Montevallo, Alabama 35115

1607

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 TWENTY THOUSAND NINE HUNDRED NINETY FIVE AND NO/100 DOLLARS (\$20,995.00) 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

PAUL A. STEWART and wife, PEGGY J. STEWART

(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 in the NW 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, described as follows: Beginning 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 650.10 feet; thence South 29 deg. 42 min. 28 sec. West for 500.61 feet to the East boundary of Big Oak Drive; thence North 42 deg. 57 min. 17 sec. West along said East boundary for 589.94 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.

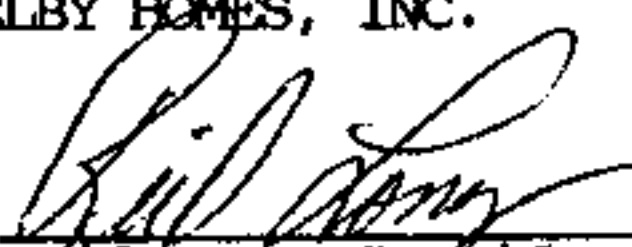
\$19,486.75 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 16th day of February, 1987.

WINDY OAKS,
An Alabama Partnership

By: SHELBY HOMES, INC.

By: 
Reid Long, President
(Partner)

BOOK 115 PAGE 810

By: Roy G. Martin
Roy Martin, President
(Partner)

Notary Public



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 FEB 19 AM 8:48

Thomas A. Swenson, Jr.
JUDGE OF PROBATE

1. Sub. Fee	<u>2.00</u>
2. R. Fee	<u> </u>
3. Doc. Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>8.00</u>