

This Instrument Was Prepared By:

DANIEL M. SPITLER  
Attorney at Law  
108 Chandalar Drive  
Pelham, Alabama 35124

MAIL TAX NOTICE TO:

Mr. Milton A. Gowins

532 Rutherford Cr.  
Rochester, AL 35206

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 FORTY-FOUR THOUSAND FOUR HUNDRED EIGHTY AND NO/100 DOLLARS (\$44,480.00) to the undersigned GRANTOR, MOUNTAIN OAKS DEVELOPMENT COMPANY, An Alabama Partnership composed only of Jerry Lucas and Charles R. Saunders, (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

MILTON A. GOWINS and wife, LORENA H. GOWINS

(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:

Lot 13, according to the survey of Mountain Oaks Subdivision, as recorded in Map Book 10 page 74 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 75 feet reserved from Shelby County Road #43 as shown by plat.

Public utility easements as shown by recorded plat, including an Alabama Power line as shown by Map Book 10 page 74 in Probate Office of Shelby County, Alabama.

Restrictions, covenants and conditions as set out in instrument recorded in Real 110 page 555 and Map Book 10 page 74 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 139 page 116 in Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 228 page 439 and Deed Book 228 page 440 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

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, Mountain Oaks Development Company, An Alabama Partnership, composed only of Jerry Lucas and Charles R. Saunders, who are authorized to execute this conveyance, hereto set their signatures and seals, this 10th day of March, 1987.

MOUNTAIN OAKS DEVELOPMENT COMPANY,  
An Alabama Partnership composed only  
of Jerry Lucas and Charles R. Saunders

By:

Jerry Lucas, Partner

*Jerry Lucas*

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By: Charles R. Saunders  
Charles R. Saunders, Partner

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mountain Oaks Development Company, an Alabama Partnership composed only of Jerry Lucas and Charles R. Saunders, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they, as such partners and with full authority, executed the same voluntarily for said Mountain Oaks Development Company, an Alabama Partnership.

Given under my hand and official seal, this the 10th day of March, 1987.

(SEAL)

Robert E. Gault  
Notary Public

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

1987 MAR 13 AM 9:34

Thomas A. Saunders, Jr.  
JUDGE OF PROBATE

1. Notary Fee	44.50
2. Recording Fee	
3. Return Fee	5.00
4. Interest Fee	1.00
TOTAL	50.50