

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

MAIL TAX NOTICE TO:
Mr. W. Phillip Sims

P.O. Box 188
West Blocton, AL 35184

843-

PARTNERSHIP FORM WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of NINETEEN THOUSAND TWO HUNDRED FORTY-SIX AND NO/100 DOLLARS (\$19,246.00) to the undersigned GRANTOR, WINDY OAKS, AN ALABAMA PARTNERSHIP, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

W. PHILLIP SIMS, an unmarried man

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 21 South, Range 3 West, described as follows: Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 15, go South 01 deg. 40 min. 52 sec. East along the West boundary of said 1/4 1/4 Section for 790.70 feet to the point of beginning; thence continue along previous course for 130.00 feet; thence North 86 deg. 39 min. 14 sec. East for 542.76 feet to the Westerly boundary of Big Oak Drive; thence North 06 deg. 32 min. 15 sec. West along said boundary for 109.98 feet to the beginning of a curve to the left having a central angle of 36 deg. 25 min. 45 sec. and a radius of 328.10; thence along said curve 208.61 feet to the point of tangent; thence North 42 deg. 58 min. 00 sec. West along said boundary for 116.23 feet; thence South 52 deg. 29 min. 40 sec. West for 463.70 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.

Easement to South Central Bell as shown 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 GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or 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 GRANTEE, his, her or 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 20th day of March, 1987.

WINDY OAKS,
An Alabama Partnership

By: SHELBY HOMES, INC.

First State Bank of Bibb County
P.O. Box 188
West Blocton, AL 35184

By: Reid Long
Reid Long, President
(Partner)

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 20th day of March, 1987.

[Signature]
Notary Public



BOOK 124 PAGE 311

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

1987 APR 10 AM 9:38

[Signature]
JUDGE OF PROBATE

1. Notary Fee	_____
2. Notary Fee	_____
3. Notary Fee	5.00
4. Notary Fee	1.00
TOTAL	6.00