

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

1131

MAIL TAX NOTICE TO:
Mr. David E. Ethridge
5126 Ryae Circle
Helena, Alabama 35080

PARTNERSHIP FORM WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of THIRTY-TWO THOUSAND NINE HUNDRED FIFTY-FIVE NO/100 DOLLARS (\$32,955.00) 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

DAVID E. ETHRIDGE, 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 SW 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, described as follows: Beginning at the SW corner of the SW 1/4 of the SW 1/4 of Section 15 go North 01 deg. 40 min. 52 sec. West along the West boundary of said 1/4 1/4 Section for 200.00 feet; thence North 54 deg. 44 min. 55 sec. East for 853.19 feet to the Southwesterly boundary of Big Oak Drive; thence South 43 deg. 00 min. 00 sec. East along said boundary for 195.50 feet; thence South 48 deg. 42 min. 13 sec. West for 830.83 feet to the South boundary of said 1/4 1/4 Section; thence South 89 deg. 41 min. 50 sec. West along said boundary for 200.00 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.

Right of Way granted to South Central Bell by instrument recorded in Real 87 page 191 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$18,465.25 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 8th day of May, 1987.

WINDY OAKS,
An Alabama Partnership

By: SHELBY HOMES, INC.

By: Reid Long
Reid Long, President
(Partner)

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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 8th day of May, 1987.

(SEAL)

[Signature]
Notary Public

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

1987 MAY 14 AM 11: 04

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 14.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	20.50