

This Instrument Was Prepared By:
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Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Mr. Danny Cottingham
Rx: 5 Box 614
Montevallo, AL 35175

1834

PARTNERSHIP FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETEEN THOUSAND NINE HUNDRED FIFTY-FIVE AND NO/100 DOLLARS (\$19,955.00) 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

DANNY COTTINGHAM and wife, KAREN COTTINGHAM

(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 part in the NE 1/4 of the NW 1/4 and part in the NW 1/4 of the NE 1/4 of Section 22, Township 21 South, Range 3 West, described as follows: Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 22 and go South 89 deg. 55 min. 04 sec. East along the North boundary of said 1/4 1/4 Section for 1212.58 feet; thence South 29 deg. 38 min. 50 sec. West for 70.00 feet to the point of beginning; thence continue along previous course for 220.60 feet; thence South 47 deg. 58 min. 00 sec. East for 591.40 feet to a point on a curve on the Northerly boundary of Highway No. 12, said curve having a central angle of 04 deg. 14 min. 32 sec. and a radius of 2912.00 feet; thence Northeasterly along said curve for 215.60 feet; thence North 47 deg. 56 min. 30 sec. West for 651.39 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 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.
\$16,332.10 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 29th day of April, 1987.

WINDY OAKS,
An Alabama Partnership

By: ROY MARTIN CONSTRUCTION, INC.

By: *Roy Martin*
Roy Martin, President

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By: SHELBY HOMES, INC.

By: Reid Long
Reid Long, 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 29th day of April, 1987.

[Signature]
Notary Public

(SEAL)

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STATE OF ALABAMA
I HEREBY CERTIFY
THAT THIS INSTRUMENT IS FILED

1987 MAY 26 AM 8 08

[Signature]
JUDGE OF PROBATE

1. Notary Fee \$ 7.00
2. Notary Fee \$ 0.00
3. Recording Fee \$ 0.00
4. Indexing Fee \$ 1.00
TOTAL 10.00