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

MAIL TAX NOTICE TO:
C & R Construction
P. O. Box 9
Pelham, Alabama 35124

PARTNERSHIP FORM WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TWENTY-SEVEN THOUSAND FIVE HUNDRED FIFTY-THREE AND 50/100 DOLLARS (\$27,553.50) 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

CECIL RIGGINS and HAROLD CONNELL d/b/a C & R CONSTRUCTION

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

139 MAY 810
A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, described as follows: Commence at the SE corner of the NE 1/4 of the SW 1/4 of Section 15 and go South 89 deg. 52 min. 26 sec. West along the South boundary of said 1/4 1/4 Section for 200.00 feet to the point of beginning; thence continue along previous course for 502.13 feet; thence North 07 deg. 15 min. 26 sec. West for 657.33 feet to the South boundary of Red Oak Drive; thence North 89 deg. 45 min. 15 sec. East along said North boundary for 80.73 feet to the beginning of a curve to the left having a central angle of 48 deg. 11 min. 23 sec. and a radius of 30.00 feet; thence along said curve for 25.23 feet to the beginning of a curve to the left having a central angle of 48 deg. 11 min. 23 sec. and a radius of 60.00 feet; thence along said curve 50.46 feet; thence South 34 deg. 59 min. 11 sec. East for 758.71 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback and side and rear setback as set out in the restrictions recorded in Real Volume 46 page 169 and Real 57 page 473 in Probate Office of Shelby County, Alabama.

Restrictions, covenants and conditions as set out in instrument recorded in Real Volume 46 Page 169 and Real 57 page 473 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 142 Page 45; Deed Book 119 Page 456; Deed Book 105 Page 252 and Deed Book 102 Page 256 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to City of Alabaster by instrument recorded in Deed Book 57 Page 471 in Probate Office of Shelby County, Alabama.

Easement to South Central Bell as shown by instrument recorded in Real 52 page 994 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 25th day of June, 1987.

HELENA AL 25080

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WINDY OAKS,
An Alabama Partnership

By: SHELBY HOMES, INC.

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 25th day of June, 1987.

(SEAL)

Carol Joyce Yancy
Notary Public

My Commission Expires 10-1-88

BOOK 139 PAGE 811

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

1987 JUL -9 PM 2:18

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 28.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	34.00