

This Form furnished by:

This instrument was prepared by

(Name) Ray D. Gibbons  
 (Address) Gordon, Silberman, Wiggins & Childs  
 1500 Colonial Bank Building  
 Birmingham, Alabama 35203

**Cahaba Title, Inc.**1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Seventy-Five Thousand and No/100 (\$175,000.00) DOLLARS,  
 to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,  
 the said GRANTOR does by these presents, grant, bargain, sell and convey unto

WINDY OAKS, AN ALABAMA GENERAL PARTNERSHIP

(herein referred to as GRANTEE, whether one or more) the following described real estate, situated in  
 Shelby County, Alabama: /an undivided one-half (1/2) interest in

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Taxes for the year 1987 which are a lien, but not due and payable until October 1, 1987.
2. A 50 foot gas easement as shown by survey of Amos Cory dated April 27, 1987.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 242 page 952 and Deed Book 248 page 842 in the Probate Office.
4. Right of way granted to Shelby County as shown by instrument recorded in Deed Book 101 page 263 in the Probate Office.
5. Easement to Plantation Pipe Line as shown by instrument recorded in Deed Book 112 page 217 and Deed Book 254 page 323 in the Probate Office.
6. Mineral and mining rights excepted.
7. Less and except any part of subject property lying within the right of way of Martin Street as shown by survey of Amos Cory dated April 27, 1987.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their <sup>successors,</sup> 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, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their <sup>successors,</sup> heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its  
 authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 13 day of July 1987

ATTEST:

Secretary

By

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Ray D. Gibbons

hereby certify that Roy Martin

whose name as President of Roy Martin Construction, Inc. a corporation, is signed  
 to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed  
 of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for  
 and as the act of said corporation.

Given under my hand and official seal, this the

13

day of

1987

Notary Public

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# EXHIBIT A

A parcel of land in the South-Half of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 13, thence run East along the South section line 969.65 feet to the easterly right of way of U. S. Highway No. 31; thence turn left 102 deg. 06 min. 33 sec. and run northwesterly along said right of way 428.12 feet to the point of beginning; thence continue last course along said right of way 256.56 feet to the southeasterly right of way of a proposed road; thence turn 90 deg. 30 min. 56 sec. and run northeasterly along said proposed right of way 149.46 feet; thence turn right 90 deg. 00 min. 00 sec. and run southerly along proposed right of way 5.0 feet to the point of a counterclockwise curve having a central angle of 28 deg. 05 min. 59 sec. and a radius of 396.93 feet; thence turn left 90 deg. 00 min. 00 sec. to the tangent of said curve and run along the arc of said curve 194.67 feet to the point of tangent of said curve; thence continue along tangent 96.80 feet to the point of a clockwise curve having a central angle of 15 deg. 03 min. 00 sec. and a radius of 1,397.26 feet; thence run along the arc of said curve 367.02 feet to the point of tangent of said curve; thence continue along said tangent 226.80 feet; thence turn right 58 deg. 04 min. 13 sec. and run southeasterly 131.98 feet to a point on the center line of Martin Street; thence turn right 87 deg. 14 min. 44 sec. and run southwest along centerline 92.12 feet; thence turn right 02 deg. 48 min. 54 sec. and run southwest along centerline 193.09 feet; thence turn left 00 deg. 15 min. 40 sec. and run southwest along centerline 127.39 feet; thence turn left 05 deg. 33 min. 00 sec. and run southwest along centerline 91.03 feet; thence turn left 07 deg. 57 min. 54 sec. and run southwest along centerline 84.18 feet; thence turn right 06 deg. 17 min. 36 sec. and run southwest along centerline 379.44 feet; thence turn left 10 deg. 37 min. 36 sec. and run southwest along centerline of 94.38 feet; thence turn right 154 deg. 38 min. 48 sec. and leaving said Martin Street run northerly 126.79 feet; thence turn left 79 deg. 29 min. 16 sec. and run west 232.96 feet; thence turn right 90 deg. 57 min. 30 sec. and run north 171.23 feet; thence turn left 90 deg. 57 min. 30 sec. and run west 233.86 feet to the point of beginning.

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

1987 JUL 20 PM 1:20

*Thomas A. Swanson, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 175.00
2. Mig. Tax	5.00
3. Recording Fee	1.00
4. Indexing Fee	1.00
TOTAL	181.00