

This instrument was prepared by:
 Ray D. Gibbons
 Gordon, Silberman, Wiggins &
 Childs, P.C.
 1500 Colonial Bank Building
 Birmingham, Alabama 35203

Sent Tax Notice to:
ROY MARTIN CONST INC.
PO Box 9
Pratt ALA 35124

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, WINDY OAKS, AN ALABAMA GENERAL PARTNERSHIP (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 ROY MARTIN CONSTRUCTION, INC. (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION

BOOK 141 PAGE 236

CONVEYANCE OF PARCEL I IS MADE SUBJECT TO:

1. Taxes for the year 1987 which are a lien, but not due and payable until October 1, 1987.
2. Restrictions, covenants and conditions as set out in instrument recorded in Real 81 page 950 in Probate Office.
3. Right-of-Way granted to South Central Bell by instrument recorded in Real 87 page 191 in Probate Office.
4. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 245 page 272 in Probate Office.
5. Easement to City of Alabaster as shown by instrument recorded in Real 81 page 947 and Real 81 page 948 in Probate Office.
6. 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.

CONVEYANCE OF PARCELS II and III IS MADE SUBJECT TO:

1. Taxes for the year 1987 which are a lien, but not due and payable until October 1, 1987.
2. Restrictions, covenants and conditions as set out in instrument recorded in Real 57 page 473 and Real 46 page 169 in Probate Office.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 119 page 456, Deed Book 142 page 45, Deed Book 102 page 256 and Deed Book 105 page 252 in Probate Office.
4. Right-of-Way granted to South Central Bell by instrument recorded in Real 64 page 970 and Real 66 page 484 in Probate Office.
5. Right-of-Way granted to City of Alabaster by instrument recorded in Real 57 page 471 in Probate Office.
6. Easement to South Central Bell as shown by instrument recorded in Real 52 page 994 in Probate Office.
7. Mineral and mining rights excepted.
8. Less and except any part of subject property lying with Beaver Dam Creek.
9. Flood rights, if any, on Beaver Dam Creek.

TO HAVE AND TO HOLD, To the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its General Partners, who are authorized to execute this conveyance, has hereunto set its signature and seal, this the 13 day of July, 1987.

WINDY OAKS,
AN ALABAMA GENERAL PARTNERSHIP

By: SHELBY HOMES, INC.
Its General Partner

ATTEST:

By _____
Its _____

By [Signature]
Its [Signature]

By: ROY MARTIN CONSTRUCTION, INC.
Its General Partner

ATTEST:

By _____
Its _____

By [Signature]
Its [Signature]

STATE OF ALABAMA)
COUNTY OF JEFF)

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ray D. Long, whose name as President of Shelby Homes, Inc., a corporation, as General Partner of Windy Oaks, an Alabama General Partnership, 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, acting in its capacity as General Partner as aforesaid.

Given under my hand and official seal, this the 13 day of July, 1987.

[Signature]
Notary Public

STATE OF ALABAMA)
COUNTY OF JEFF)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy C. Martin, whose name as President of Roy Martin Construction, Inc., a corporation, as General Partner of Windy Oaks, an Alabama General Partnership, 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, acting in its capacity as General Partner as aforesaid.

Given under my hand and official seal, this the 13 day of July, 1987.

[Signature]
Notary Public

1185A

EXHIBIT A

Parcel I:

A parcel of land situated part in the SW 1/4 of the SW 1/4 of Section 15, and part in the NE 1/4 of the NW 1/4 of Section 22, Township 21 South, Range 3 West, described as follows: Beginning at the SE corner of the SW 1/4 of the SW 1/4 of Section 15 and go South 89 deg. 41 min. 50 sec. West along the South boundary of said 1/4-1/4 section for 775.00 feet; thence North 45 deg. 11 min. 30 sec. East for 572.51 feet to the Southeasterly Boundary of Big Oak Drive; thence South 43 deg. 00 min. 00 sec. East along said boundary for 546.09 feet; thence continue South 44 deg. 12 min. 00 sec. East along said Southeasterly Boundary for 1405.97 feet to the beginning of a curve to the right having a central angle of 98 deg. 44 min. 50 sec. and a radius of 30.00 feet; thence Southwesterly along said curve 51.70 feet to the point of tangent and the North Boundary of Highway 12; thence South 54 deg. 32 min. 50 sec. West along said North Boundary for 115.71 feet to the beginning of a curve to the right having a central angle of 50 deg. 18 min. 42 sec. and a radius of 656.16 feet; thence Westerly along said curve 576.18 feet to the point of tangent; thence North 75 deg. 08 min. 28 sec. West along said North Boundary for 12.08 feet to the beginning of a curve to the left having a central angle of 6 deg. 20 min. 06 sec. and a radius of 2798.47 feet; thence Westerly along said curve 309.42 feet to the West Boundary of the NE 1/4 of the NW 1/4 of Section 22; thence North 1 deg. 05 min. 40 sec. West for 1154.55 feet to the point of beginning.

Mineral and mining rights excepted.

Parcel II:

A parcel of land situated part in the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 16 and go South 89 deg. 34 min. 35 sec. West along the South Boundary of said 1/4-1/4 Section for 1590.83 feet to the point of beginning, being the center of Beaver Dam Creek; thence continue along previous course for 409.30 feet to a point on a curve to the right on the Easterly Boundary of Shelby County Highway No. 17, said curve having a central angle of 17 deg. 15 min. and a radius of 1067.59 feet; thence Northerly along said curve for 321.42 feet to the point of tangent; thence North 19 deg. 39 min. East along said boundary 155.89 feet to the beginning of a curve to the left having a central angle of 12 deg. 56 min. and a radius of 1697.09 feet; thence Northerly along said curve for 379.02 feet to the point of tangent; thence North 06 deg. 43 min. along said boundary for 256.25 feet to the beginning of a curve to the right having a central angle of 87 deg. 12 min. 45 sec. and a radius of 25.00 feet; thence Northerly along said curve for 38.05 feet to the South Boundary of Big Oak Drive; thence South 86 deg. 04 min. 15 sec. East along said boundary for 102.09 feet to the center of Beaver Dam Creek; thence along said center line of creek as follows: go South 18 deg. 22 min. 39 sec. East for 66.93 feet; thence South 04 deg. 56 min. 24

EXHIBIT A (Continued)

sec East for 353.10 feet; thence South 13 deg. 29 min. 45 sec. East for 51.42 feet; thence South 07 deg. 21 min. West for 82.76 feet; thence South 00 deg. 38 min. East for 476.97 feet to a point on the East bank of said creek; thence South 05 deg. 41 min. East for 71.71 feet to the point of beginning.

Parcel III:

A parcel of land situated in the S 1/2 of the NW 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 16 and go South 89 deg. 34 min. 35 sec. West along the South Boundary of the NW 1/4 of said Section 1590.83 feet; thence North 5 deg. 41 min. East for 71.71 feet to the point of beginning; thence North 18 deg. 30 min. East for 661.35 feet to the Westerly Boundary of Big Oak Drive; thence four (4) courses along said boundary as follows: (go North-Westerly along a curve 51.90 feet to a point of tangent; thence North 7 deg. 16 min. West for 279.97 feet to the beginning of a curve to the left, said curve having a central angle of 78 deg. 48 min. 15 sec. and a radius of 70.00 feet; thence along said curve 96.28 feet; thence North 86 deg. 04 min. 15 sec. West for 150.00 feet to a point of intersection of the Southerly Boundary of Big Oak Drive and the center of Beaver Dam Creek); thence four (4) courses up the center of said creek as follows: (go South 18 deg. 22 min. 39 sec. East for 66.93 feet; thence South 4 deg. 56 min. 24 sec. East for 353.10 feet; thence South 13 deg. 29 min. 45 sec. East for 51.42 feet; thence South 7 deg. 21 min. West for 82.76 feet); thence South 0 deg. 38 min. East for 476.97 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Less and except any part of subject parcels lying within a creek.

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

1987 JUL 20 PM 1:22

Thomas P. Swannick, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>175.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>10.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>186.00</u>