

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

MAIL TAX NOTICE TO:
 Mr. Glen R. McKinney
 3163-A Old Columbiana Road
 Birmingham, Alabama 35226

**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 TWENTY-ONE THOUSAND THREE HUNDRED EIGHTY-FIVE AND NO/100 DOLLARS (\$21,385.00) 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

GLEN R. MCKINNEY and wife, ROBBIN B. MCKINNEY

(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 the NW 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, described as follows: Commence at the Southeast corner of the NW 1/4 of the SW 1/4 of Section 15 and go South 89 deg. 51 min. 10 sec. West along the South boundary of said 1/4 1/4 Section for 690.70 feet to the East boundary of Big Oak Drive; thence North 06 deg. 32 min. 15 sec. West for 327.15 feet to the point of beginning; thence continue along previous course for 293.24 feet to the beginning of a curve to the right having a central angle of 96 deg. 17 min. 30 sec. and a radius of 30.00 feet; thence along said curve 50.42 feet to the point of tangent and the South boundary of Red Oak Drive; thence North 89 deg. 45 min. 15 sec. East along said South boundary for 410.05 feet; thence South 06 deg. 14 min. 10 sec. East for 327.12 feet; thence South 89 deg. 49 min. 43 sec. West for 441.87 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and minning rights excepted.

SUBJECT TO:

Restrictions, covenants and conditions as set out in instrument recorded in Real 81 page 950 in Probate Office.

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.

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.

Easement to South Central Bell as shown by instrument recorded in Real 87 page 191 in Probate Office.

\$19,200.00 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

Daniel Spitler

BOOK 177 PAGE 513

respective Presidents), who are authorized to execute this conveyance, hereto set their signatures and seals, this 25th day of March, 1988.

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 March, 1988.

(SEAL)

Reid Long
Notary Public

88 MAR 30 AM 10:53

1. Deed Tax	\$-2.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	8.50