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THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
201-F Yeager Parkway
ADDRESS: Pelham, AL 35124

Send Tax Notice To:

Windy Oaks, an Alabama Partnership
c/o Roy L. Martin
P.O. BOX 9
Pelham, AL 35124

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-four Thousand, Four Hundred, Fifty and No/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Eric Nix, a married man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Windy Oaks, an Alabama Partnership, composed of Roy Martin Construction,
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: Inc. and Shelby Homes, Inc.,

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 126, at Page 172; (3) Right of way granted to Shelby County by instrument recorded in Deed Book 216, Page 584; (4) Mineral and mining lease between Gladys M. Kent to Atlantic Richfield Company as recorded in Deed Book 322, Page 3; (5) Less and except any part of subject property lying within the Highway as shown by survey of James A. Riggins, dated May 14, 1988; (6) Subject to encroachment of concrete pad, and 11 foot asphalt drive on the East side of subject property, as shown by survey of James A. Wiggins, dated May 14, 1988.

This property does not constitute the homestead of grantor herein.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, I have hereunto set my hands(s) and seal(s), this 26th
day of May, 1988

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Eric Nix

STATE OF ~~ALABAMA~~ ^{TEXAS}
~~Shelby~~ COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Nix, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May, A. D., 1988.

EXHIBIT A

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 15, and go North 00 deg. 51 min. 49 sec. East along the West boundary of said 1/4 1/4 Section for 18.00 feet to the point of beginning; thence South 86 deg. 08 min. 58 sec. East for 535.21 feet; thence North 09 deg. 29 min. 27 sec. East for 88.86 feet; thence North 09 deg. 22 min. 18 sec. East for 277.93 feet; thence North 40 deg. 25 min. 45 sec. East for 46.67 feet; thence North 55 deg. 00 min. 05 sec. East for 50.28 feet; thence North 28 deg. 52 min. 13 sec. East for 50.69 feet; thence North 19 deg. 11 min. 05 sec. East for 60.81 feet; thence North 09 deg. 53 min. 40 sec. East for 188.70 feet; thence South 89 deg. 08 min. 09 sec. East for 143.80 feet; thence South 79 deg. 40 min. 57 sec. East for 142.94 feet; thence South 77 deg. 43 min. 23 sec. East for 302.31 feet; thence South 88 deg. 28 min. 50 sec. East for 13.25 feet to the East boundary of the NE 1/4 of the NE 1/4 of Section 15; thence North 00 deg. 36 min. 08 sec. East along the East boundary of said 1/4 1/4 Section for 660.16 feet to the Northeast corner of the NE 1/4 of the NE 1/4 of Section 15; thence North 87 deg. 37 min. 12 sec. West, along the North boundary of said 1/4 1/4 Section for 1323.74 feet to the Northwest corner of the NE 1/4 of the NE 1/4 of Section 15; thence South 00 deg. 51 min. 49 sec. West, along the West boundary of said 1/4 1/4 Section for 1300.85 feet to the point of beginning; being situated in Shelby County, Alabama.
Less and except any part of subject property lying within the highway right of way.

BOOK 187 PAGE 671

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

88 JUN -3 AM 10:05

Thomas W. Lawrence, Jr.
JUDGE OF PROBATE

| | | |
|------------------|----|--------------|
| 1. Deed Tax | \$ | |
| 2. Mtg. Tax | | <u>74.50</u> |
| 3. Recording Fee | | <u>5.00</u> |
| 4. Indexing Fee | | <u>1.00</u> |
| TOTAL | | <u>80.50</u> |