

THIS INSTRUMENT PREPARED BY:  
James J. Odom, Jr.  
P. O. Box 11244  
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:  
Veronica A. Zeigler  
1200 Beacon Parkway East  
No. 600  
Birmingham, Alabama 35209

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHT HUNDRED FIFTY THOUSAND and No/100 (\$850,000.00) DOLLARS to the undersigned grantor, **WILLOW CREEK, a General Partnership**, in hand paid by **VERONICA A. ZEIGLER**, the receipt of which is hereby acknowledged, the said **WILLOW CREEK, a General Partnership**, does hereby grant, bargain, sell and convey unto **VERONICA A. ZEIGLER**, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the NW 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Commence at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said 1/4-1/4 section a distance of 327.40 feet to a point on the Easterly right of way line of U. S. Highway No. 31; thence turn a deflection angle 75 deg. 52 min. to the left and run southwesterly along the said easterly right of way line of said Highway No. 31 a distance of 514.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 280.00 feet to a point marking the intersection of the easterly right of way line of said U. S. Highway No. 31 and the northerly right of way line of Shelby County Road No. 68; thence turn a deflection angle of 80 deg. 24 min. 10 sec. to the left and run Southeasterly along the said northerly line of said Shelby County Road No. 68 a distance of 196.85 feet to a point; thence turn a deflection angle of 99 deg. 41 min. 18 sec. to the left and run northeasterly a distance of 361.32 feet to a point; thence turn a deflection angle of 103 deg. 58 min. 40 sec. to the left and run westerly a distance of 199.50 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 187, Page 53; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto,

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including rights set out in Deed Book 36, Page 426;  
(4) Mineral and mining rights lease to Cities Service  
Company as set out in Deed Book 331, Page 699;  
(5) Power lines and guy wires and water mains and  
sewer lines as shown by survey dated November 10,  
1988 by Joseph E. Conn, Jr.; (6) Chain link fence as  
shown by survey of Survconn dated November 10, 1988.

\$650,000.00 of the purchase price recited above was  
paid from a mortgage loan closed simultaneously  
herewith.

TO HAVE AND TO HOLD to the said Veronica A. Zeigler, her  
heirs and assigns forever.

And said Willow Creek, a general partnership, does for  
itself, its successors and assigns, covenant with said Veronica  
A. Zeigler, her heirs and assigns, that it is lawfully seized  
in fee simple of said premises; that they are free from all  
encumbrances, unless otherwise noted 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 Veronica A. Zeigler, her heirs and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have caused this  
instrument to be executed this the 9<sup>th</sup> day of December,  
1988.

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WILLOW CREEK, A General Partnership  
BY ITS PARTNERS:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin

Roy L. Martin, President

BAMA BUILDERS, INC.

By Michael L. Wood

Michael L. Wood, President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as President of Roy Martin Construction, Inc., a corporation, as Partner of Willow Creek, a 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 said 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 Partner of Willow Creek, a General Partnership, as aforesaid.

Given under my hand and official seal this the 9<sup>th</sup> day of December, 1988.

Edna Carroll  
NOTARY PUBLIC

My commission expires: 5/16/1990

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael L. Wood, whose name as President of Bama Builders, Inc., a corporation, as Partner of Willow Creek, a 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 said 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 Partner of Willow Creek, a General Partnership, as aforesaid.

Given under my hand and official seal this the 9<sup>th</sup> day of December, 1988.

Edna Carroll  
NOTARY PUBLIC

My commission expires: 5/16/1990

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STATE OF ALA. SEAL  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 DEC -9 PM 3:23

James P. Harrison, Jr.  
JUDGE OF PROBATE

1. Dead Tax \$200.00  
2. Mtg. Tax  
3. Recording Fee 7.50  
4. Indexing Fee 1.00  
TOTAL 208.50