

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

760

MAIL TAX NOTICE TO:
Mr. D. Bret Davenport
3352 Moyer Rd. S E
Decatur, AL 35023

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 NINETEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$19,500.00) 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

D. BRET DAVENPORT and wife, PAULA D. DAVENPORT

(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:

BOOK 237 PAGE 873

A parcel of land situated part in the NE 1/4 of the NW 1/4 and part in the NW 1/4 of the NE 1/4 of Section 22, Township 21 South, Range 3 West, described as follows: Commence at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 22, and go South 89 deg. 55 min. 04 sec. East along the North boundary of said Section for 1212.58 feet to the point of beginning; thence continue along previous course for 214.20 feet; thence South 48 deg. 45 min. 30 sec. East for 507.62 feet to the North boundary of Highway No. 12; thence South 41 deg. 57 min. 31 sec. West along said North boundary for 154.34 feet to the beginning of a curve to the left having a central angle of 01 deg. 16 min. 10 sec. and a radius of 2912.00 feet along said curve and said North boundary for 64.52 feet; thence North 47 deg. 56 min. 30 sec. West for 651.39 feet; thence North 29 deg. 38 min. 50 sec. East for 70.0 feet to the point of beginning; being situated in Shelby County, Alabama.

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

Right of Way granted to South Central Bell by instrument recorded in Real 87 page 191 in Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 245 page 272 in Probate Office of Shelby County, Alabama.

Easement to City of Alabaster as shown 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 set out in instrument recorded in Real 63 page 92 in Probate Office of Shelby County, Alabama.

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 respective Presidents), who are authorized to execute this conveyance, hereto set their signatures and seals, this 27th day of April, 1989.

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)

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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 27th day of April, 1989.

(SEAL)

Regina A. Pella
Notary Public

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

89 MAY 10 AM 10:41

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Land Tax	\$ 19.50
2. Mfg. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	2.00
TOTAL	<u>26.50</u>