

MAIL TAX NOTICE TO:

1193

PARTNERSHIP FORM WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Fifteen Thousand and NO/100--(\$15,000.00)--- DOLLARS (\$15,000.00) to the undersigned GRANTOR, WINDY OAKS, AN ALABAMA PARTNERSHIP, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

F & M HOMEBUILDERS

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Harbor Towne, as recorded in Map Book 13 page 74 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Buckingham Place as shown by plat.

Public utility easements as shown by recorded plat, including a 15 foot on the rear and a 10 foot on the Westerly side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 242, Page 569 Probate Office of Shelby County, Alabama.

Right of Way granted to South Central Bell by instrument recorded in Deed Book 337 Page 329 in Probate Office of Shelby County, Alabama.

Mineral and Mining rights if not owned by Grantor.

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

And said GRANTOR does for itself, its successors and assigns, covenants with said GRANTEE, his, her or 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 GRANTEE, his, her or 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 29th day of June, 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)

*F & M Homebuilders
P.O. Box 474
Helen AL 35080*

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 corporation, 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 29th day of June, 1989.

(SEAL)

Martha Rogers
Notary Public

MY COMMISSION EXPIRES MARCH 16, 1991

BOOK 247 PAGE 706

89 JUL 25 PM 2:48

JUDGE OF PROBATE

1. Deed Tax	\$ <u>1500</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>500</u>
4. Indexing Fee	<u>300</u>
TOTAL	<u>2300</u>