

This form furnished by:

Cahaba Title, Inc.

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(205) 833-1571
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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Mr. Timothy H. Durrett
(Address) P.O. Box 2012
Alabaster, Alabama 35007

PARTNERSHIP 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/100ths (\$19,500.00) - - - Dollars

to the undersigned grantor, Windy Oaks, an Alabama General Partnership a (general) (limited) partnership,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Timothy H. Durrett and Cindy Smith

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A parcel of land situated 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 NW 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 1426.78 feet to the point of beginning; thence continue along previous course for 868.10 feet; thence South 00 deg. 38 min. 47 sec. West for 11.74 feet to a point on a curve on the North boundary of Highway 12, said curve having a central angle of 31 deg. 55 min. 54 sec. and a radius of 968.42 feet; thence along said curve and said North boundary of Highway No. 12 for 539.71 feet to the point of tangent; thence South 41 deg. 57 min. 31 sec. West along said North boundary for 52.06 feet; thence North 48 deg. 45 min. 30 sec. West for 507.62 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its General Partner(s) who are authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of May 19 91

Shelby Homes, Inc.

By [Signature] (Seal)
President, Reid Long

Shelby Homes, Inc., By its President

General Partner, R. Roy Martin
Roy Martin Construction, Inc. By its President... (Seal)

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ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that
Roy L. Martin, as President of Roy Martin Construction, Inc. and Reid Long, as
President of Shelby Homes, Inc.

whose name(s) as general partner(s) of Windy Oaks, an Alabama General Partnership
a (n) Alabama (state) (general) (limited)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before
me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority,
executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 20th day of May, 19 91

AFFIX NOTARIAL SEAL

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public
My commission expires: 3-5-95

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

91 MAY 21 AM 10:06

Thomas A. Henderson Jr.
JUDGE OF PROBATE

1	Deed Tax	19.50
2		5.00
3		3.00
4		1.00
5		
6		
Total		28.50

Return To:

TO

WARRANTY DEED

(Partnership form, jointly for life with
remainder to survivor)

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE
2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600

EASTERN OFFICE
213 Gadsden Highway, Suite 227
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