

This instrument was prepared by:

(Name) Mitchell A. Spears(Address) P. O. Box 119Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Mike Allen(Address) 915 Main Street
Montevallo AL 35115**PARTNERSHIP WARRANTY DEED****STATE OF ALABAMA**
SHELBY**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of TWELVE THOUSAND and 00/100, (\$12,000.00) DOLLARSto the undersigned grantor, Canterbury Development Company a (general) (limited) a partnership(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
Mike Allen(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby
County, Alabama, to-wit:SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH,
AS THOUGH FULLY SET OUT HEREIN.05/05/1992-7046
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 23.50

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors 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 GRANTEE, his, her or their heirs, executors and assigns, or its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its General Partner(s), who (is) (are)
authorized to execute this conveyance, hereto set its signature and seal,this the 28th day of April, 19 92

By

Van E. Holcombe
Van E. Holcombe, President Partner
The Rovin Company, Inc.

By

Mike Allen
Mike Allen, President Partner
Mike Allen Construction Co., Inc.

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 The Rovon Company, Inc. (by Van E. Holcombe, its President) and Mike Allen Construction Co., Inc. (by Mike Allen, its President)

whose name(s) as general partner(s) of Canterbury Development Company
a (n) Alabama (general) ~~limited~~
(state)

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 28th day of April, 19 92.

AFFIX NOTARIAL SEAL

[Signature]
Notary Public

My commission expires: 8/93

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA

COUNTY OF



Recording Fee \$

Deed Tax \$

\$

This form furnished by

Cahaba Tide, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

(205) 833-1571

EXHIBIT "A"

A tract or parcel of land located in the SW 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Westerly most corner of Lot 19 of Canterbury Estates, as recorded in Map Book 12, Page 96, of the Shelby County Map Records; thence run North 48 degrees 14 minutes 33 seconds West a distance of 299.67 feet to a point; thence run North 13 degrees 33 minutes 57 seconds West a distance of 218.64 feet to a point marking the Northerly right of way line of Stratford Road (60-foot right of way); thence run North 76 degrees 26 minutes 03 seconds East along said North right of way line a distance of 80.00 feet to a set 5/8 inch rebar marking the "point of beginning"; thence run North 13 degrees 33 minutes 57 seconds West, departing said right of way line, a distance of 150.00 feet to a set 5/8 inch rebar; thence run North 76 degrees 26 minutes 02 seconds East a distance of 122.00 feet to a found 5/8 inch rebar marking the Westerly right of way line of Oxford Circle (60-foot right of way); thence run South 13 degrees 33 minutes 58 seconds East along said right of way line a distance of 125.00 feet to the point of curvature of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and an arc distance of 39.27 feet; thence run along said curve a chord bearing of South 31 degrees 26 minutes 02 seconds West a chord distance of 35.36 feet to the point of tangency of said curve and being on said Northerly right of way line of said Stratford Road; thence run South 76 degrees 26 minutes 03 seconds West along said right of way line a distance of 97.00 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

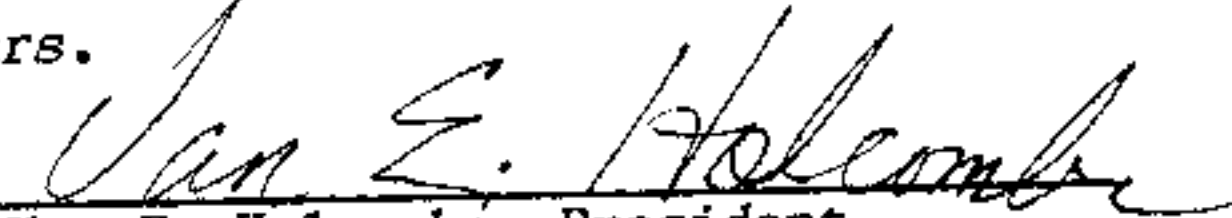
Transmission Line Permits to Alabama Power Company as recorded in Deed Book 141, Page 325; Deed Book 165, Page 539; Deed Book 179, Page 86; and Deed Book 232, Page 370, in Probate Office.

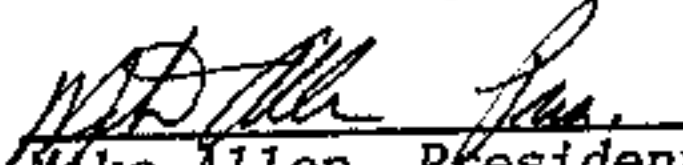
Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Real Record 252, Page 955, in Probate Office.

15-foot drainage easement across said lot as shown on survey of Joseph E. Conn, III, RLS #17831, dated March 30, 1992.

Property taxes for 1993 and subsequent years.

Dated: 4/28/92


Van E. Holcombe, President
The Rovin Company, Inc.


Mike Allen, President
Mike Allen Construction Co., Inc.

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