

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:
(Name) Southern Landmark Development
(Address) 111-A Owens Parkway
Birmingham, AL 35244

Send Tax Notice to:
(Name) Denman Construction Co.
(Address) _____

PARTNERSHIP WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ****TEN THOUSAND AND NO/100 (\$10,000.00)**-----DOLLARS

to the undersigned grantor, Willow Creek Partnership a (general) ~~(limited)~~ 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

Denman Construction Co., Inc.

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

Lot 10, according to the survey of Audubon Forest, First Addition, as recorded in Map Book 11, Page 122 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

This conveyance and the covenants of title herein are made subject to any and all restrictions, reservations, easements, rights of way and covenants of record in said County affecting said property, any matter and state of facts that would be disclosed by accurate survey and inspection of said premises.

Mineral and mining rights excepted.

All of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-03575

02/02/1994-03575
04:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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
authorized to execute this conveyance, hereto set its signature and seal,

Partner(s), who ~~is~~ (are)

this the 26th day of January, 19 94

WILLOW CREEK PARTNERSHIP

By

Michael L. Wood

Partner

By

Roy L. Martin

Partner

Inst # 1994-03575

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
Michael L. Wood, as President of Wood, Powers & Hastings Construction Inc.
formerly Bama Builders, Inc. and Roy L. Martin, as President of Roy Martin
Construction

whose name(s) as general partner(s) of Willow Creek 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 26th day of January, 19 94

AFFIX NOTARIAL SEAL

Carlynn H. Lucas
Notary Public

My commission expires: 3/6/95

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02/02/1994-03575
04:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

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

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