

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Willis Dan Greer
2289 Tanglewood Brook Lane
BIRMINGHAM, AL 35243

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Fifty-five Thousand and No/100 Dollars (\$55,000.00) to the undersigned grantor, WINDY OAKS, an Alabama Partnership composed of Shelby Homes, Inc. and Roy Martin Construction, Inc. (hereinafter sometimes referred to as "Grantor"), in hand paid by Willis Dan Greer (hereinafter sometimes referred to as "Grantee"), the receipt whereof is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Lanceford's Industrial Park, as recorded in Map Book 7, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building setback line of 35 feet reserved from Shelby County Highway #105 as shown by plat; (3) Public utility easements as shown by recorded plat, including 10 feet on the Northerly side of lot; (4) Restrictions, covenants and conditions as set out in instrument recorded in Map Book 7, Page 133; (5) Right of way granted to Alabama Power Company by instrument recorded in Deed 317, Page 489, and Deed 245, Page 120, in Probate Office; (6) Easements to Alabama Power Company as shown by instrument recorded in Deed 118, Page 581, in Probate Office.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with the Grantee, his heirs and assigns, that it is lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the premises as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Inst # 1994-12705

04/18/1994-12705
04:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 68.50

Inst # 1994-12705

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 11th day of April, 1994.

WITNESSES:

WINDY OAKS, AN ALABAMA PARTNERSHIP

By: SHELBY HOMES, INC.
(PARTNER)

By: [Signature]
Reid Long, As its President

By: ROY MARTIN CONSTRUCTION, INC.
(PARTNER)

By: [Signature]
Roy L. Martin
As its President

[Signature]
[Signature]

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Reid Long, whose name as President of Shelby Homes, Inc., a corporation, as Partner of Windy Oaks, an Alabama Partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Partner as aforesaid.

Given under my hand and official seal, this the 11th day of April, 1994.

[Signature]
Notary Public

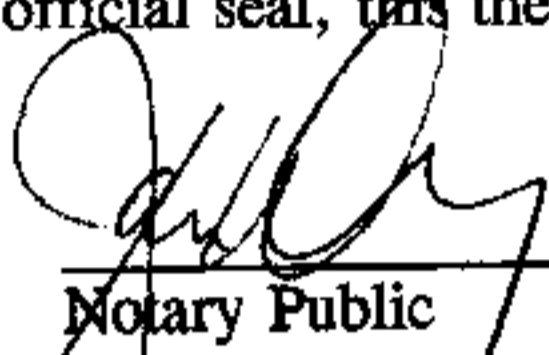
My commission expires: 25 May 95

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as President of Roy Martin Construction, Inc., a corporation, as Partner of Windy Oaks, an Alabama Partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Partner as aforesaid.

Given under my hand and official seal, this the 11th day of April, 1994.



Notary Public

My commission expires: 25 May 95

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