

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIX THOUSAND FOUR HUNDRED & NO/100---- (\$106,400.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we William L. Cole and Eugene Bridges, Jr., married individuals (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Windy Oaks Partnership (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW 1/4 of Section 17, the SE 1/4 of the SE 1/4 of Section 18 and the NW 1/4 of the NW 1/4 of Section 20, Township 21 South, Range 2 West, and being more particularly described as follows: Commencing at the SW corner of Section 17, Township 21 South, Range 2 West; thence North 01 deg. 01 min. 18 sec. East along the West line of Section 17, run a distance of 214.04 feet to the South right of way of Shelby County Highway No. 87 (80 foot right of way), said point being the point of beginning; thence North 64 deg. 05 min. 17 sec. East and along said right of way a distance of 856.39 feet; thence South 73 deg. 19 min. 49 sec. East and continue along said right of way a distance of 102.65 feet to the Southwesterly right of way of U. S. Highway No. 31 (100 foot right of way); thence South 34 deg. 40 min. 33 sec. East and along said right of way run a distance of 727.73 feet; thence South 00 deg. 40 min. 30 sec. West and leaving said right of way a distance of 60.01 feet; thence South 27 deg. 24 min. 54 sec. West and run a distance of 66.37 feet; thence South 83 deg. 44 min. 51 sec. West and run a distance of 345.24 feet; thence North 63 deg. 31 min. 11 sec. West and run a distance of 157.00 feet; thence South 81 deg. 45 min. 24 sec. West and run a distance of 187.22 feet; thence South 08 deg. 18 min. 18 sec. East and run a distance of 104.29 feet; thence South 83 deg. 39 min. 31 sec. West and run a distance of 524.41 feet to the Easterly right of way of Louisville and Nashville Railroad (right of way varies); thence North 22 deg. 51 min. 11 sec. West and run along said right of way a distance of 51.75 feet; thence North 67 deg. 00 min. 47 sec. East and continue along said right of way run a distance of 50.07 feet; thence North 22 deg. 54 min. 48 sec. West and continue along said right of way a distance of 459.90 feet to the South right of way of Shelby County Highway No. 87; thence North 64 deg. 05 min. 17 sec. East and along said right of way run a distance of 85.39 feet to the point of beginning; being situated in Shelby County, Alabama.

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

This property is not homestead property as defined by the Code of Alabama.

GRANTEES' ADDRESS: P.O. BOX 9, Pelham, Alabama 35124

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators 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.

Inst # 1994-16492

05/23/1994-16492
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 117.50

Inst # 1994-16492

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18th day of May, 1994.

William L. Cole (SEAL)
William L. Cole

Eugene Bridges, Jr. (SEAL)
Eugene Bridges, Jr.

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that William L. Cole and Eugene Bridges, Jr., married individuals whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of May A.D., 1994

[Signature]
Notary Public

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

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