

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

SEND TAX NOTICE TO:
Frankie G. and Cheryl K. Bramlett
104 Meadowlark Place
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Twenty Two Thousand Nine Hundred and No/100 Dollars (\$22,900.00) 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 Frankie G. Bramlett and Cheryl K. Bramlett (hereinafter sometimes referred to as "Grantee"), the receipt whereof is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Windy Oaks, Phase 2, as recorded in Map Book 15, at Page 112 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building setback line of 50 feet reserved from Shelby County Hwy. #12 as shown by plat; (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 383, at Page 866 in Probate Office; (4) Encroachment of fence along rear easterly lot line as shown by survey of Robert O. Blain, dated July 29, 1994.

\$18,320.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with 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 Grantor does for itself, its successors and assigns, covenant with the Grantee, their 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, their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1994-25309

08/15/1994-25309
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 18.50

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

WITNESSES:

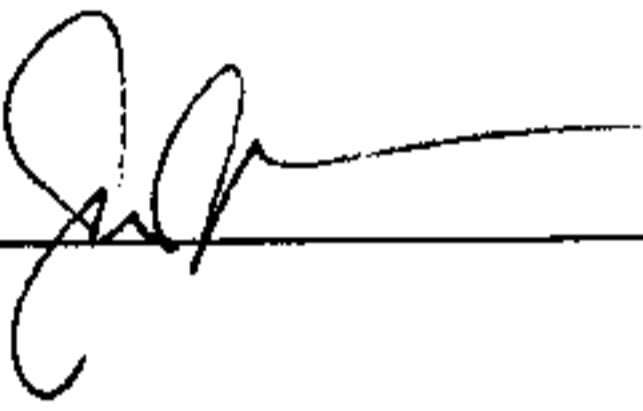
WINDY OAKS, an Alabama Partnership

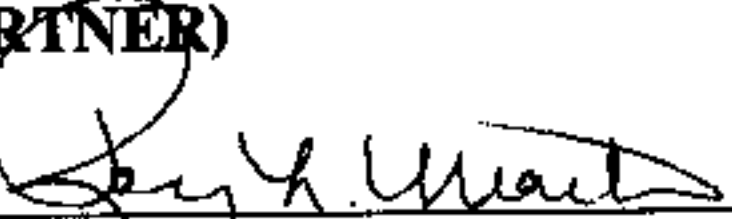
By: SHELBY HOMES, INC.
(PARTNER)



By: 
Reid Long
As its President

By: ROY MARTIN CONSTRUCTION, INC.
(PARTNER)



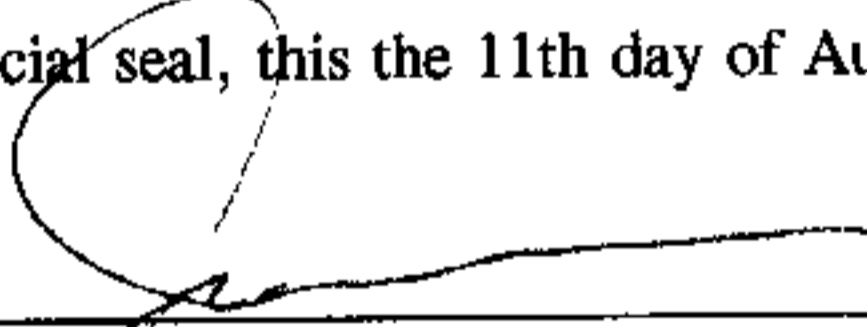
By: 
Roy L. Martin
As its President

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 August, 1994.



Notary Public

My commission expires: 29th 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 August, 1994.



Notary Public

My commission expires: 29th 94

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