

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

Send Tax Notice to:
(Name) Benny Griffin
(Address) ~~Box 12000~~ Apt. 3-E Pilling Oaks
Clanton, Al. 35045

PARTNERSHIP WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ****FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00)**-----DOLLARS
to the undersigned grantor, Willow Creek Partnership 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

Benny Griffin Construction, Inc.

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

Lot 24, 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.

Inst # 1994-33798

11/14/1994-33798
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 26.00

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 11th day of March, 19 94

WILLOW CREEK PARTNERSHIP

By Roy L. Martin Partner

By Michael L. Wood Partner

Inst # 1994-33798

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

whose name(s) as general partner(s) of Willow Creek Partnership
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 11th day of March, 19 94.

AFFIX NOTARIAL SEAL

Carolyn H. Lucas
Notary Public
My commission expires: 3/6/95

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 26.00

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

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

(205) 833-1571