

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

SEND TAX NOTICE TO:

Richard W. Benson

441 Valley View Rd
And Sprys 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Eighty Thousand and No/100 Dollars (\$80,000.00) 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 Richard W. Benson (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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument recorded in Deed 126, Page 172, in Probate Office; (3) Right-of-way to Shelby County by instrument recorded in Deed 216, at Page 584, in Probate Office; (4) Mineral and mining rights lease between Gladys M. Kent and Atlantic Richfield Co. as set out in Deed 322, at Page 3, 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 # 1995-01061

01/12/1995-01061
10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 93.50

Inst # 1995-01061

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed
on this the 10th day of January, 1995.

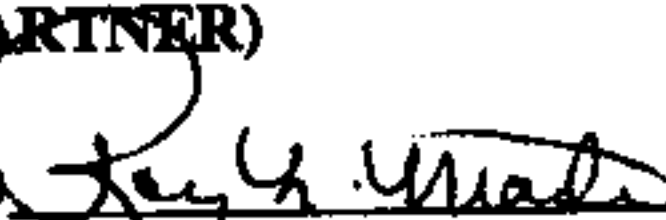
WITNESSES:

WINDY OAKS, AN ALABAMA PARTNERSHIP

By: SHELBY HOMES, INC.
(PARTNER)

By: 
Reid Long, As its President

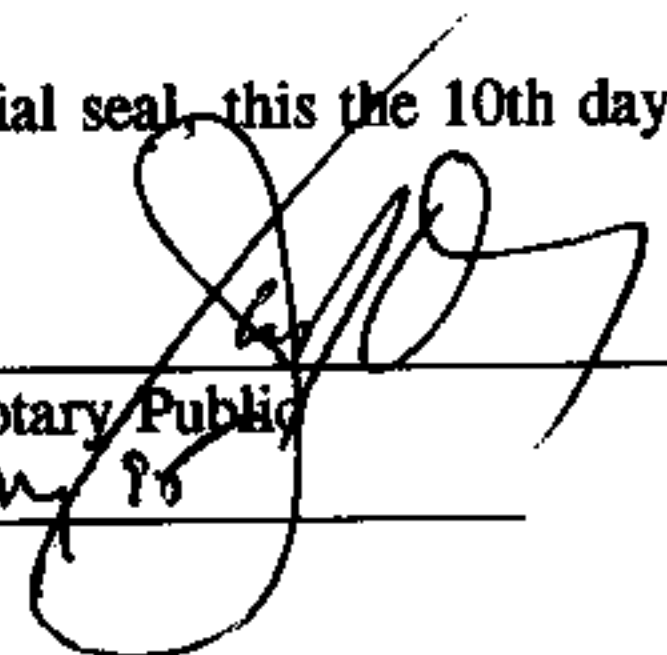
By: ROY MARTIN CONSTRUCTION, INC.
(PARTNER)

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 10th day of January, 1995.

My commission expires: 25 May 96

Notary Public

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 10th day of January, 1995.

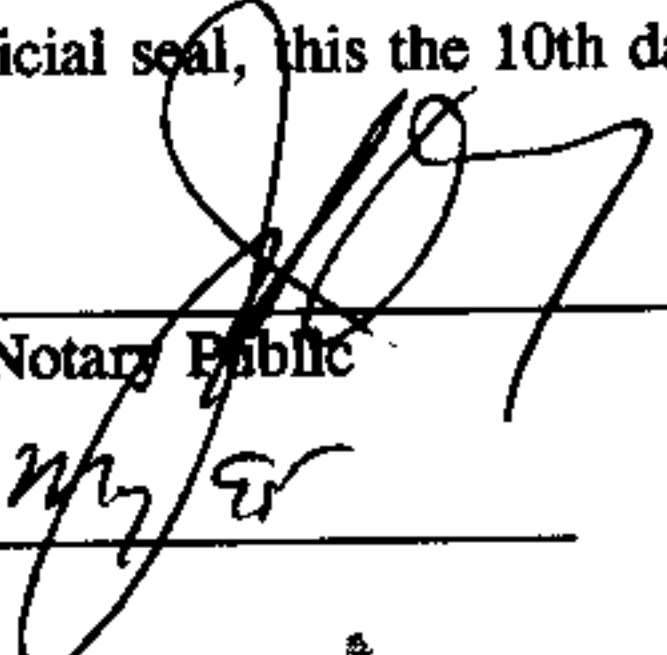
My commission expires: 25 May 96

Notary Public

EXHIBIT "A"

Property located in the NE 1/4 of NE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Parcel I

Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West; thence run South 0 deg. 52 min. 06 sec. West along the West line of said 1/4 1/4 section 80.72 feet to a point, said point being on the south right of way line of County Road 26 (80 foot right of way), said point also being the Point of Beginning; thence run South 86 deg. 20 min. 40 sec. East along said right of way 131.28 feet to a point, said point being the beginning of a curve to the left, said curve having a central angle of 2 deg. 11 min. 54 sec. and a radius of 2135.09 feet, said curve being subtended by a chord which bears South 87 deg. 26 min. 37 sec. East a distance of 81.91 feet; thence run easterly along the arc of said curve and along said right of way 81.92 feet; thence run South 0 deg. 52 min. 06 sec. West, 201.20 feet; thence run North 89 deg. 07 min. 54 sec. West 213.00 feet to a point on the west line of said 1/4 1/4 section; thence run North 0 deg. 52 min. 06 sec. East along said west line, 210.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West; thence run South 0 deg. 52 min. 06 sec. West along the west line of said 1/4 1/4 Section 80.72 feet to a point, said point being on the south right of way of County Road 26 (80 foot right of way); thence run South 86 deg. 20 min. 40 sec. East, along said right of way, 131.28 feet to the beginning of a curve to the left, said curve having a radius of 2135.09 feet and a central angle of 6 deg. 07 min. 47 sec., said curve being subtended by a chord which bears South 89 deg. 24 min. 33 sec. East a distance of 228.31 feet; thence run easterly along the arc of said curve and along said right of way 228.42 feet to the end of said curve; thence run North 87 deg. 31 min. 33 sec. East along said right of way 67.68 feet to the Point of Beginning; thence continue along the last described course, 203.33 feet; thence run South 0 deg. 52 min. 06 sec. West 220.52 feet; thence run North 89 deg. 07 min. 54 sec. West, 202.99 feet; thence run North 0 deg. 52 min. 06 sec. East 208.67 feet to the point of beginning; being situated in Shelby County, Alabama.

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