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This instrument was prepared by:

(Name) Mitchell A. Spears(Address) P. O. Box 119Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Mike Allen(Address) 915 Main St.
Montevallo, AL 35115**PARTNERSHIP WARRANTY DEED****STATE OF ALABAMA****SHELBY****COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of **Two Thousand, Four Hundred Forty-Eight and 00/100, (\$2,448.00) DOLLARS**to the undersigned grantor, **Canterbury Development Company** 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

Mike Allen(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:**SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HERewith, AS
THOUGH FULLY SET OUT HEREIN**

Inst # 1995-12207

05/10/1995-12207
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 18.50

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 **General** Partner(s), who (is) (are) authorized to execute this conveyance, hereto set its signature and seal,this the 5th day of April May, 19 95

CANTERBURY DEVELOPMENT COMPANY

Mike Allen Construction Co., Inc.
General Partner, By: Mike Allen, President

By

Mike Allen

General

Partner

The Rovin Company, Inc.

General Partner, By: Van E. Holcombe, President

By

Van E. Holcombe

General

Partner

Inst # 1995-12207

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 Mike Allen
Construction Co., Inc. and The Royan Company, Inc., by and through their respective
Corporate Presidents

whose name(s) as general partner(s) of Canterbury Development Company
a (n) Alabama (state) (general) (limited)

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 5th day of April May, 19 95.

AFFIX NOTARIAL SEAL

[Signature]
Notary Public

My commission expires: 9/97

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahoba 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

EXHIBIT "A"

Parcel 3

Commence at the southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence northerly along the west line of said section 3 a distance of 329.73' to a point; thence turn 29 degrees 21 minutes 41 seconds left and run northwesterly 205.28' to a point; thence turn 37 degrees 31 minutes 36 seconds right and run northerly 285.00' to a point; thence turn 97 degrees 15 minutes 23 seconds left and run westerly 232.23' to the point of beginning of the property, Parcel 2, being described; thence continue along last described course a distance of 421.34' to a point; thence turn 110 degrees 32 minutes 00 seconds right and run northeasterly along a wire fence a distance of 513.94' to a point at a fence corner; thence turn 90 degrees 00 minutes 17 seconds left and run along said fence a distance of 32.42' to a point at a fence corner; thence turn 89 degrees 19 minutes 40 seconds right and run along said fence 186.10' to the point of beginning of the property, Parcel 3, being described; thence continue along last described course 210.00' to a point; thence turn 95 degrees 58 minutes 33 seconds right and run southeasterly 210.00' to a point; thence turn 84 degrees 01 minutes 27 seconds right and run southwesterly 210.00' to a point; thence turn 95 degrees 58 minutes 34 seconds right and run northwesterly 210.00' to the point of beginning.

Parcel 5

Commence at the southwest corner of Section 3, Township 24 north, Range 12 east, Shelby County, Alabama and run thence northerly along the west line of said Section 3 a distance of 329.73' to a point; thence turn 29 degrees 21 minutes 41 seconds left and run northwesterly 205.28' to a point; thence turn 37 degrees 31 minutes 36 seconds right and run northerly 285.00' to a point; thence turn 97 degrees 15 minutes 23 seconds left and run westerly 232.23' to the point of beginning of the property, Parcel 2, being described; thence continue along last described course a distance of 421.34' to a point; thence turn 110 degrees 32 minutes 00 seconds right and run northeasterly along a wire fence a distance of 513.94' to a point at a fence corner; thence turn 90 degrees 00 minutes 17 seconds left and run along said fence a distance of 32.42' to a point at a fence corner; thence turn 89 degrees 19 minutes 40 seconds right and run along said fence 396.10' to the point of beginning of the property, Parcel 5 being described; thence continue along last described course 60.33' to a point; thence turn 95 degrees 58 minutes 33 seconds right and run southeasterly 210.00' to a point; thence turn 84 degrees 01 minutes 27 seconds right and run southwesterly 60.33' to a point; thence turn 95 degrees 58 minutes 34 seconds right and run northwesterly 210.00' to the point of beginning.

Parcel 4

A NON-EXCLUSIVE EASEMENT ACROSS THE FOLLOWING DESCRIBED PROPERTY:

Commence at the Southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence northerly along the west line of said Section 3 a distance of 329.73 feet to a point; thence turn 29 deg. 21 min. 41 sec. left and run northwesterly 205.28 feet to a point; thence turn 37 deg. 31 min. 36 sec. right and run northerly 285.00 feet to a point; thence turn 97 deg. 15 min. 23 sec. left and run westerly 232.23 feet to the point of beginning of the property, Parcel 2, being described; thence continue along last described course a distance of 421.34 feet to a point; thence turn 110 deg. 32 min. 00 sec. right and run northeasterly along a wire fence a distance of 513.94 feet to a point at a fence corner; thence turn 90 deg. 00 min. 17 sec. left and run along said fence a distance of 32.42 feet to a point at a fence corner; thence turn 89 deg. 19 min. 40 sec. right and run along said fence 396.10 feet to a point; thence turn 95 deg. 58 min. 33 sec. right and run southeasterly 210.00 feet to the point of beginning of the property, Parcel 4, being described; thence continue along last described course 503.97 feet to a point; thence turn 73 deg. 26 min. 45 sec. left and run northeasterly 62.59 feet to a point; thence turn 106 degrees 33 minutes 15 seconds left and run northwesterly 528.08' to a point; thence turn 95 deg. 58 min. 33 sec. left and run southwesterly 60.33 feet to the point of beginning.

SUBJECT TO:

Property taxes for 1995 and subsequent years.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 141 page 325; Deed 179 page 86; Deed 165, page 539 and Deed 232 page 370 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 252 page 955 in Probate Office.

Subject to existing water main across Parcels 4 and 5 that serves Canterbury Estates as set out on the survey by Joseph Conn dated December 14, 1994.

Rights of others to use of non-exclusive access easement as set out hereinabove.

THE GRANTOR HEREIN SPECIFICALLY RESERVES AN EASEMENT APPURTENANT ACROSS PARCELS 4 AND 5, FOR THE PURPOSE OF INGRESS AND EGRESS, AND FOR THE RUNNING OF WATER LINES AND UTILITY SERVICES. FURTHERMORE, GRANTOR DOES SIMULTANEOUSLY WITH THIS CONVEYANCE, GRANT TO VAN E. HOLCOMBE AN EASEMENT APPURTENANT TO PARCEL 5; AND AN EASEMENT APPURTENANT TO MIKE ALLEN TO PARCEL 4, IDENTICAL TO THE EASEMENT RIGHTS RESERVED BY GRANTOR, AND BOTH INDIVIDUALS (AS GRANTEEES OF SEPARATE DEEDS EXECUTED BY GRANTOR ON EVEN DATE HERewith) AGREE TO SUCH CONVEYANCE AND RESERVATION OF EASEMENT RIGHTS.

Dated: 5/5/95

CANTERBURY DEVELOPMENT COMPANY

Mike Allen
Mike Allen/Construction Co., Inc.
General Partner, By: Mike Allen,
President

Van E. Holcombe
The Rovon Company, Inc.
General Partner, By: Van E. Holcombe
President

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