

SEND TAX NOTICE TO:

(Name) Paul D. & Debra S. Wingate

(Address) 1952 Indian Lake Dr., Birmingham,

AL. 35244

This instrument was prepared by

1727

(Name) Gene W. Gray, Jr.

(Address) 110 Office Park Drive, Suite 230, Birmingham, AL 35223

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twelve Thousand and No/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Anthony L. McWhorter and Margie S. McWhorter HUSBAND AND WIFE

(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul D. Wingate and Debra S. Wingate

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Lot 12, according to the Survey of Indian Valley Lake Estates, First Sector, as recorded in Map Book 5, Page 130, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Thirty-five foot building line as shown by recorded plat.
2. Ten foot easement along west side and south side of subject property as shown by recorded plat for public utilities, sanitary sewers, storm sewers, storm ditches.
3. Right of Way to Alabama Power Company and Southern Bell Telephone & Telegraph Company as recorded in Volume 282, Page 307, in the said Probate Office.
4. Restrictions and conditions as shown by recorded plat.
5. Restrictions as recorded in Misc. Volume 2, Page 298 and amended by Misc Volume 4, Page 187; Misc. Volume 7, Page 98; Misc. Volume 8, Page 70; Misc. Volume 8, Page 166 and Misc. Volume 16, Page 768, in the said Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 127, Page 140, in the said Probate Office.
7. Ad valorem taxes which constitute a lien, but are not due and payable until October 1, 1984.

** \$75,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set OUR hand(s) and seal(s), this 30th

day of August, 19 84.

WITNESS:

STATE OF ALABAMA

JEFFERSON

COUNTY

(Seal)

Anthony L. McWhorter
Anthony L. McWhorter

(Seal)

(Seal)

Margie S. McWhorter
Margie S. McWhorter

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

Deed TAX 37.00
Rec 2.50
Just 1.00
HO.50

I, Gene W. Gray, Jr.

a Notary Public in and for said County, in said State,

hereby certify that Anthony L. McWhorter and Margie S. McWhorter

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 30th day of August, A. D. 19 84

Notary Public