

2282

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This instrument was prepared by

(Name) Roe & Rowell

(Address) 1933 Montgomery Highway, Suite 130, Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Two Thousand, Nine Hundred & No/100 (\$92,900.00) DOLLARS

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

BRETT G. WINFORD d/b/a B. G. WINFORD BUILDERS

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

PERRY BRUCE GILLILAND and wife, KELLY P. GILLILAND

(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 22, Block 5, according to the survey of Meadowlark, as recorded in Map Book 7, Page 98 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the current year.
2. Easements, right of ways & restrictions of record.
3. Mineral and mining rights excepted.

This is not the homestead property of Mr. and Mrs. Winford.

1. Deed Tax \$ 93.00  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 4.00  
TOTAL 99.50

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, I have hereunto set my hand(s) and seal(s), this 18th day of September, 19 87.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal)

1987 SEP 30 PM 12:14 (Seal)

STATE OF ALABAMA Thomas A. Snowden, Jr. (Seal)  
JUDGE OF PROBATE  
JEFFERSON COUNTY

Brett G. Winford d/b/a B. G. Winford Builders (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRETT G. WINFORD d/b/a B. G. WINFORD BUILDERS whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September A. D., 19 87

Mary Gyll

Notary Public.