

Mail Tax Notice to: B. G. Winford Builders, P. O. Box 360451, Birmingham, AL 35236

992



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) DANIEL M. SPITLER, Attorney at Law

(Address) 108 Chandalar Drive, Pelham, Alabama 35124

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTEEN THOUSAND AND NO/100 (\$16,000.00) DOLLARS

to the undersigned grantor, REYNOLDS & VARNER, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

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

(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 15, according to the survey of Russet Bend, as recorded in Map Book 11 page 52,
in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Street as shown by plat.

Public utility easements as shown by recorded plat.

Restrictions, covenants and conditions as set out in instrument recorded in Real 150
page 97 in Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company as shown by instrument recorded in
Deed Book 139 page 424 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument
recorded in Real 157 page 617 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

1. Deed Tax \$ 16.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 19.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its
successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its _____ President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of February 19 88,

REYNOLDS & VARNER, INC.

ATTEST:

Mildred W. Reynolds

By

Melvin R. Reynolds

President

STATE OF ALA. SHELBY

I CERTIFY THIS
INSTRUMENT WAS FILED

STATE OF ALABAMA

COUNTY OF SHELBY

88 FEB 16 AM 10:45

I, the undersigned

State, hereby certify that Melvin R. Reynolds
whose name as _____

President of Reynolds & Varner, Inc.

a corporation, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 11th day of February 19 88,

Althus Bauch Regina A. Pisen

Notary Public