

This instrument was Prepared by:
J. Dan Taylor
1572 Montgomery Hwy # 106
Birmingham, AL 35216

SEND TAX NOTICE TO:
Barry John Wallingford
1610 South Pointe Drive
Bessemer, AL 35023

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP:

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty-Five Thousand Nine Hundred Dollars (\$145,900.00); to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,, I, Brett G. Winford d/b/a B. G. Winford Builders, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Barry John Wallingford and Jena Horner Wallingford (herein referred to as GRANTEES) as joint tenants with right of Survivorship the following described real estate, situated in Shelby County, Alabama.

Lot 2 according to the Survey of South Pointe First Sector as recorded in Map Book 11, Page 83 in the Probate Office of Shelby County, Alabama.

Subject to easements restrictions and rights of way of record.

One Hundred Thirty One Thousand Three Hundred Dollars and no/100 (\$131,300.00) of the purchase price recited herein is secured by purchase money mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I do for ourselves and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 31st day of May, 1988.

B. G. Winford Builders

By Brett G. Winford
Brett G. Winford

STATE OF ALABAMA)
JEFFERSON COUNTY)

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 know to me, acknowledged before me on this day, that being informed of the contents of the conveyance has executed the same voluntarily on the same the same bears date.

Given under my hand and official seal this 31st day of May, 1988.

My Commission Expires:

8-25-90

[Signature]
NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THE
INSTRUMENT WAS FILED

60 JUN -3 PM 1:09

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ <u>15.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>250</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>1850</u>