

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Clifton R. Winslett
Route 1, Box 1875
 (Address) Childersburg, Alabama 35044

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-5 Rev. 5/82 This deed prepared based upon Commitment issued through Cahaba Title, Inc.
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
 SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT THOUSAND FIVE HUNDRED and NO/100 ----- (\$8,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 ROBERT D. MOORE, a married man,

(herein referred to as grantors) do grant, bargain, sell and convey unto
 CLIFTON R. WINSLETT and wife, SHAREE C. WINSLETT,

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

Shelby County, Alabama to-wit:

See attached Schedule "A" for legal description of real property conveyed by this deed. This conveyance is a quit claim only as to the minerals & mining rights presently owned by Grantor, if any.

Subject only to the following liens, encumbrances, limitations and restrictions:

1. Taxes for 1988, which became a lien on October 1, 1987, but are not due and payable until October 1, 1988 and payment thereof shall be the Grantees' sole responsibility.
2. Transmission Line Permit to Alabama Power Company, as shown by instrument recorded in Deed Book 169, at Page 325, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Right-of-way granted to Shelby County by instruments recorded in Real Book 14, at Page 896, and in Deed Book 164, at Page 496, in said Probate Records.
4. Title to 1/2 minerals within and underlying the premises, together with 1/2 mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 166, at Page 319, in said Probate Records.

\$5,000.00 of the consideration for this deed is paid by the proceeds of a loan from First National Bank of Columbiana to Grantees, which is secured by a purchase money mortgage of even date from Grantees to First National Bank of Columbiana executed and delivered simultaneously herewith.

The above described real property does not constitute any part of the homestead of the Grantor or his wife, both of whom reside in the Camp Branch Community of Shelby County, Alabama.

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. There is no warranty or representation as to the condition or quality or quantity of this real property or of any improvement thereof.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20th

day of June, 1988.

WITNESS:

Robert D. Moore (Seal)
 Robert D. Moore (Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Robert D. Moore, a married man,
 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 20th day of June, 1988.

Return to Wade H. Morton


Wade H. Morton

SCHEDULE "A"

LEGAL DESCRIPTION OF REAL PROPERTY

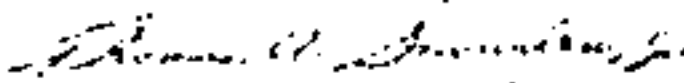
All that part of the following described real property lying South of the new County road, as recorded in Real Book 14, at Page 896, in the Office of the Judge of Probate of Shelby County, Alabama, being a part of the following described property: Begin at the intersection of the East line of Shelby County Highway No. 61, heretofore known as the Old Montgomery Road, and the Southwesterly line of the Mardis Ferry Road and run in a Southeasterly direction along the said line of said Mardis Ferry Road 255 feet; thence run in a Southwesterly direction along the East side of "field road" 470 feet, more or less, to an iron stob; thence run West 231 feet, more or less, to the East line of said County road to an iron stob located 648 feet Southwesterly of the point of beginning running along said County road; thence run Northeasterly along said Shelby County Highway No. 61 right-of-way a distance of 648 feet to the point of beginning. Said property being situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, and in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, all in Township 21, Range 1 East, Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:


Robert D. Moore

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 20 PM 2: 03


JUDGE OF PROBATE

1. Deed Tax	\$ 3.50
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	9.50

box 190 p. 443