

STATE OF ALABAMA  
COUNTY OF JEFFERSON

WARRANTY DEED

2072

Know All Men by These Presents, that in consideration of TEN THOUSAND EIGHT HUNDRED (\$10,800.00) in hand paid by the grantee herein, the receipt whereof is acknowledged, we, BILLY W. WALTERS and wife JENNIFER L. WALTERS, (herein referred to as grantor), do grant, bargain, sell and convey unto B.G. WINFORD BUILDERS, INC. (herein referred to as grantee) all their interest in the following described real estate, situated in Shelby County, Alabama:

Lot 7, Block 4, according to the survey of Bermuda Hills, second sector, first addition as recorded in Map Book 7, page 16 in the Probate office of Shelby County, Alabama

Subject to any and all matters of public record, including but not limited to recorded documents, easements, restrictions, rights of way and 1990 taxes which are not yet due and payable.

This property has never been the grantor's homestead.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; 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 25<sup>th</sup> day of October, 1990.

Billy W. Walters  
BILLY W. WALTERS

Jennifer L. Walters  
JENNIFER L. WALTERS

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said county, in said State, hereby certify that BILLY W. WALTERS and JENNIFER L. WALTERS 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 25<sup>th</sup> day of October 1990.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 OCT 31 AM 9:00

JUDGE OF PROBATE

Mark E. Tippins  
Notary Public

Prepared by: Mark Tippins, attorney 15 Office Park Circle #202  
Birmingham, Alabama 35223

✓  
MARK E. TIPPINS  
ATTORNEY AT LAW  
15 Office Park Circle  
Suite 202  
Birmingham, AL 35223

|                    |       |
|--------------------|-------|
| 1. Doc Fee         | 11.00 |
| 2. Notary Fee      | 2.50  |
| 3. Title Insurance | 3.00  |
| 4. Recording Fee   | 1.00  |
| 5. Other Fees      |       |
| Total              | 17.50 |