

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Mason & Fitzpatrick, P.C.  
(Address) 100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) BRETT WINFORD  
(Address) 1444 EDEN Ridge Dr.  
Bessemer, AL 35023

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Fifty Thousand and no/100th DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

M.M. Argo, Jr. and wife, Dorothy W. Argo

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Brett G. Winford and wife Nancy Ann Winford

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Legal exhibit "A"

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$201,200.00 of the purchase price was paid from a mortgage filed simultaneously.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 15th day of February, 19 91.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

M.M. Argo, Jr. (Seal)  
Dorothy W. Argo (Seal)  
Nancy Ann Argo (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that M.M. Argo, Jr. and wife, Dorothy W. Argo whose name 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 15th day of February, A.D., 19 91

3-10-91

# Exhibit "A"

Commence at the Southeast corner of the SW 1/4 of the SE 1/4, Section 11 Township 21 South Range 2 West thence run North along the East line of said 1/4 1/4 Section, a distance of 362.27 feet, to the point of beginning; thence turn a deflection angle of 88 deg. 44 min. 00 sec to the left and run a distance of 1768.98 feet, more or less, to the East right of way of the Green Valley Road; thence turn a deflection angle of 97 deg. 07 min. 25 sec. to the right, and run along said right of way a distance of 401.75 feet, to the P.C. of the right of way curve; thence continue along said right of way curve, with a delta angle of 25 deg. 22 min. 29 sec to the left, radius of 450.00 feet, arc distance of 199.29 feet, to the P.T. of said right of way curve; thence continue along said right of way a distance of 178.17 feet, to the P.C. of a right of way curve; thence continue along said right of way curve with a delta angle of 15 deg. 38 min. 15 sec. to the right, radius of 290.00 feet, arc distance of 79.15 feet, to the P.T. of said right of way curve, thence continue along said right of way a distance of 137.35 feet, to the P.C. of a right of way curve, thence continue along said right of way curve, with a delta angle of 20 deg. 04 min. 52 sec. to the left, radius of 280.00 feet, arc distance of 98.13 feet, to the P.T. of said right of way curve; thence continue along said right of way a distance of 176.81 feet, to the P.C. of a right of way curve; thence continue along said right of way curve, with a delta angle of 17 deg. 16 min. 34 sec. to the left, radius of 335.00 feet, arc distance of 101.02 feet, to the P.T. of said right of way curve; thence continue along said right of way a distance of 139.92 feet, to the P.C. of a right of way curve, thence continue along said right of way curve, with a delta angle of 61 deg. 38 min. 33 sec. to the right, radius of 130.00 feet, arc distance of 139.86 feet, to the P.T. of said right of way curve; thence continue along said right of way distance of 191.53 feet, to the P.C. of a right of way curve; thence continue along said right of way curve, with a delta angle of 11 deg. 39 min. 10 sec. to the left, radius of 385.00 feet, arc distance of 78.30 feet; thence continue along said right of way a distance of 281.05 feet; thence turn a deflection angle of 57 deg. 26 min. 10 sec. to the right and run a distance of 589.58 feet, more or less, to the Northeast corner of the NE 1/4 of the SW 1/4 of said section; thence turn a deflection angle of 110 deg. 54 min. 42 sec. to the right and run South along the East line of the NE 1/4 of the SW 1/4 a distance of 1340.88 feet, more or less, to the Southeast corner; thence turn a deflection angle of 87 deg. 55 min. 08 sec. to the left, and run East along the North line of the SW 1/4 of the SE 1/4 of said section, a distance of 1322.81 feet, more or less; thence turn a deflection angle of 88 deg. 17 min. 08 sec. to the right and run South along the East line of said 1/4 1/4 section a distance of 967.81 feet, more or less, to the point of beginning. Situated in the SW 1/4 of the SE 1/4 and the East 1/2 of the SW 1/4, Section 11, Township 21 South, Range 2 West, Shelby County, Alabama.

Begin at the Southeast corner of the SW 1/4 of the SE 1/4, Section 11, Township 21 South, Range 2 West, thence West along the South line of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of said Section, a distance of 1,822.25 feet, more or less, to the West Right of way, of Green Valley Road; thence turn a deflection angle of 97 deg. 07 min. 25 sec. to the right and run along said right of way a distance of 365.00 feet; thence turn a deflection angle of 82 deg. 52 min. 35 sec. to the right, and run a distance of 1,768.98 feet, more or less, to the East line of said SW 1/4 of the SE 1/4; thence turn a deflection angle of 88 deg. 44 min 00 sec. to the right and run South along said 1/4 1/4 line a distance of 362.27 feet, to the Southeast corner of said 1/4 1/4 Section, and the point of beginning. Situated in the SE 1/4 of the SW 1/4, and the SW 1/4 of the SE 1/4, Section 11 Township 21 South, Range 2 West, Shelby County, and containing 15.00 acres, more or less.

*M. W. R. J.*

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

91 FEB 15 PM 2:13

*Thomas C. Shouder, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	49.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	2.00
5. No Tax Fee	—
6. Certified Fee	1.00
Total	58.00