

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
KENNETH W. WINCHESTER
104 Mainsail Circle
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOURTEEN THOUSAND AND NO/100-----
Dollars (\$114,000.00) to the undersigned
grantor or grantors in hand paid by the GRANTEES herein, the
receipt whereof is acknowledged, we, VINCENT L. GRAY and wife, KRIS
H. GRAY, (herein referred to as GRANTORS) do grant, bargain, sell
and convey unto KENNETH W. WINCHESTER AND BRIGITTE G. WINCHESTER
(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 54, according to the Third Sector of Port South, as
recorded in Map Book 7, Page 110, in the Probate Office
of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due for the year 1997 and thereafter.
2. Easements and building line as shown on recorded map.
3. Terms, agreements and right of way to Alabama Power Company, as recorded in Misc. Volume 29, Page 406.
4. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Misc. Book 29, Page 400.
5. Agreement with Plantation Pipe Line Company, as recorded in Misc. Book 26, Page 104.
6. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 318, Page 11.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercises of such rights as recorded in Deed Book 246, Page 97.
8. Restrictions appearing of record in Misc. Book 29, Page 557.
9. Reservations, right and agreements as recorded in Deed Book 246, Page 97.

\$ 99,000.00 of the total consideration recited above
was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

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.

03/05/1997-06833
10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 26.00

Inst # 1997-06833

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25 day of November, 1996.

Vincent L. Gray
VINCENT L. GRAY

Kris H. Gray
KRIS H. GRAY

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VINCENT L. GRAY and wife, KRIS H. GRAY, 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 day of November, 1996.

Phyllis Ingram
NOTARY PUBLIC

My Commission Expires:

(SEAL)

MY COMMISSION EXPIRES OCTOBER 15, 1997

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