



20050802000390980 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
08/02/2005 03:05:44PM FILED/CERT

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$160,000.00** to the undersigned Grantor(s), **Kenneth Sidney Winstead Jr and Tiffany Winstead, husband and wife**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Maticia Andrea Hard and Lewis P Hard** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 113-according to the Survey of Summer Brook Sector 5, Phase 2, as recorded in Map Book 21, Page 105, Shelby County, Alabama Records.**

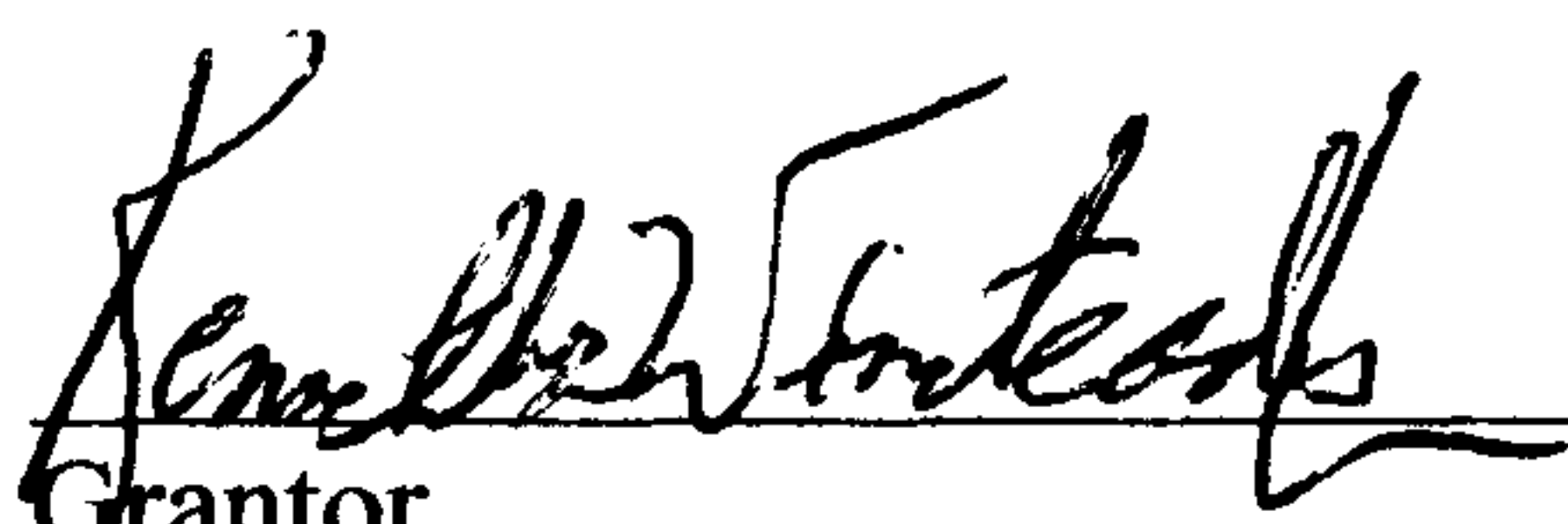
**Address of Property:** 93 Winterhaven Drive  
Alabaster, Alabama 35007

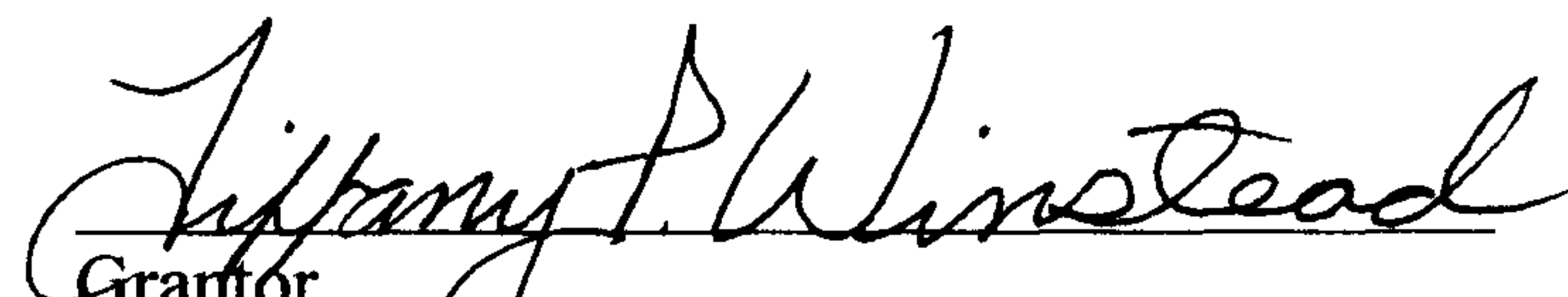
Subject to taxes for the year 2005 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

**\$160,000.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 27th day of July, 2005.

By:   
Grantor

  
Grantor

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Kenneth Sidney Winstead Jr husband**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, 2005.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: **Nov 13, 2008**  
BONDED THRU NOTARY PUBLIC UNDERWRITER

*Gary Smith*



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STATE OF Florida

COUNTY OF Taylor

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Tiffany Winstead, wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of July, 2005.

AMY L. COOPER  
MY COMMISSION #00957475  
EXPIRES: JULY 27, 2008

Amy L Cooper  
Notary Public

Commission Expires: July 27, 2008

**This Instrument Prepared By:**  
Kevin Hays, Attorney at Law  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
Maticia Andrea Hard & Lewis P Hard  
93 Winterhaven Drive  
Alabaster, Alabama 35007