Document Prepared By: Shannon R. Crull, P. C. 3009 Firefighter Lane Birmingham, Alabama 35209 Send Tax Notice To: Benny and Jeri Wink 128 Bent Creek Drive Birmingham, AL 35043

GENERAL WARRANTY DEED Joint Tenant with Rights of Survivorship

20120419000134890 1/3 \$70.00 Shelby Cnty Judge of Probate, AL 04/19/2012 01:40:50 PM FILED/CERT

STATE OF ALABAMA	}	
COUNTY OF SHELBY	}	KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Sixty Thousand and NO/100 Dollars (\$260,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

J. Matthew Mayo and Rachel B. Mayo, husband and wife

(herein referred to as Grantors), hereby grant, bargain, sell and convey unto

Benny Wink and Jeri Wink,

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit "A" for the legal description of the subject property.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$208,000.00 of the above consideration was secured by and through the purchase money mortgages closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship 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 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 they are free from all encumbrances, unless otherwise noted above; that we have 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, the said GRANTORS have hereunto set their hands and seals this the 30 day of March, 2012.

GRANTOR(S)

Matthew Mayo (SEAL)

(SEAL)

Rachel B. Mayo

Notary Acknowledgments

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STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Matthew Mayo and Rachel B. Mayo**, whose name(s) is/are signed to the foregoing deed 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of March, 2012.

<u>____ auy or water, 2012</u>

Notary Public,

My commission expires:

COMMITMENT

Issued by

Jefferson Title Corporation Agent for: Stewart Title Guaranty Company

EXHIBIT "A"

File No.: S11-3550

The land referred to in this Commitment is described as follows:

Lot 7, according to the Survey of Bent Creek Subdivision, Sector 1, as recorded in Map Book 36, Page 23, in the Probate Office of Shelby County, Alabama.

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Shelby County, AL 04/19/2012 State of Alabama Deed Tax:\$52.00

