

13717

THIS INSTRUMENT PREPARED BY:

NAME: Corley & Halbrooks

ADDRESS: 2117 Magnolia Avenue

19761115000110780 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/15/1976 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

1375

Jefferson COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of *see Mtg 359-720*

Fifty-Eight Thousand Seven Hundred and no/100 -----Dollars

to the undersigned grantor, Winford Homes, Inc.
a corporation, in hand paid by James L. Dugger and wife, Elizabeth G. Dugger
the receipt whereof is acknowledged, the said Winford Homes, Inc.

does by these presents, grant, bargain, sell, and convey unto the said
James L. Dugger and wife, Elizabeth G. Dugger
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 3, according to Map of Sunny Brook Subdivision, as recorded in Map Book 6, Page 61 and 64, in the Probate Office of Shelby County, Alabama. ALSO, the following: Begin at SE corner of Lot 3, Map of Sunny Brook Subdivision; thence in a Westerly direction along a South boundary of said Lot 3 a distance of 235 feet to SW corner thereof; thence turn 90 deg. and 00 min. to the left in a Southerly direction 60.00 feet; thence turn 90 deg. and 00 min. to the left in an Easterly direction 235.00 feet; thence turn 90 deg. and 00 min. to the left in a Northerly direction 60.00 feet to the point of beginning.

Subject to:
1. Current taxes.
2. Transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company, dated July 14, 1975, and recorded in Deed Book 298, Page 174, in said Probate Office.

\$46,950.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said James L. Dugger and wife, Elizabeth G. Dugger 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Winford Homes, Inc. does for itself, its successors and assigns, covenant with said James L. Dugger and wife, Elizabeth G. Dugger, their heirs and assigns, that it 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 James L. Dugger and wife, Elizabeth G. Dugger, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Winford Homes, Inc.

signature by Billy G. Winford has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 11th day of November 1976.

ATTEST:

Secretary.

WINFORD HOMES, INC.
By *Billy G. Winford*
Vice President

BOOK 302 PAGE 156

BOOK 298 PAGE 174

Home Federal
213 N 20th St
Birmingham 35203

Winford Homes, Inc.

TO

James D. Winford &
Elizabeth D. Winford

CORPORATION

WARRANTY DEED

12.00
3.00
1.00
16.00

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

State of Alabama
Jefferson COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Billy G. Winford, whose name as President of the Winford Homes, Inc., a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 11th day of November 1976.

William H. Halbrook
Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 NOV 15 PM 1:59
Carol M. Brown
JUDGE OF PROBATE