

This instrument was prepared by

(Name) Dan P. Barber

(Address) 1416 Bank For Savings Building, Birmingham, Alabama 3203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand and no/100 (\$3,000.00)

and the assumption of the hereinafter described mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James W. Winsett and wife, Sandra Winsett

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John Otts, Inc., a corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 10, Block 2, Dunwar Estates as shown by map recorded in Map Book 3, Page 154, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

Grantee herein assume and agrees to pay when due that certain mortgage with Engel Mortgage Company, Inc., as recorded in Volume 344, Page 690, in the Office of the Judge of Probate, Shelby County, Alabama, upon which there is an approximate balance due of \$23,500.00.

BOOK 313 PAGE 660

19780719000093360 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/19/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1978 JUL 19 AM 11:28
Rec. 300
Rec. 150
Ind 100
550
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands(s) and seal(s), this July day of July, 19 78.

[Signature] (Seal)

James W. Winsett (Seal)

Sandra Winsett (Seal)

NOTARY PUBLIC STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

The undersigned [Signature], a Notary Public in and for said County, in said State, hereby certify that James W. Winsett and wife, Sandra Winsett 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 July day of July, A. D., 19 78

Jack [Signature]

My Commission Expires Jan [] 82

[Signature] Notary Public.