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(Name) Larry A. Winans

(Address) 1211 Morningstar Lane
Alabaster, AL 35007

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
(Address) Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten Thousand and no/100----- DOLLARS
And the assumption of the mortgage herein:

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Roy E. Gibbs and wife, Susan L. Gibbs

(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry A. Winans and Teresa A. Winans

(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 14, according to the Survey of Navajo Hills,
7th Sector, as recorded in Map Book 7, page 95, in the
Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantee herein expressly assumes and promise to pay that certain mortgage to Molton Allen & Williams, Inc. as recorded in Real vol. 405, page 692, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$7,500.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
IN BOOK 448-396
1984 MAY 10 AM 8:40

Rec. 2.50
Rec. 1.50
Ind. 1.00
5.00

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.

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 upon (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 hand(s) and seal(s), this

day of April 28, 19 84.

WITNESS:

Rita Mason (Seal)
Margaret A. Carlin (Seal)
John Gray (Seal)

X Roy E. Gibbs (Seal)
Roy E. Gibbs
X Susan L. Gibbs (Seal)
Susan L. Gibbs (Seal)

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy E. Gibbs and wife, Susan L. Gibbs 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 28th day of April, A.D., 19 84

My Commission Expires 1-10-1987 Notary Public