

This instrument was prepared by

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FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand Two Hundred and 00/100 (\$5,200.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
PETER C. WINFORD and wife, JO P. WINFORD(herein referred to as grantors) do grant, bargain, sell and convey unto
PETE G. GERONTAKIS and LOUISE GERONTAKIS

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 East and run East along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section of 440 feet to the point of beginning. From the point of beginning turn left and run North parallel with the West line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 880 feet approximately to a point being the Southwest corner of a parcel conveyed to Pete Gerontakis and Randall Goggans in Deed Book 337, Page 352. Then turn right and run East and parallel to the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section 200 feet to a point being the Southeast corner of a parcel conveyed to Pete Gerontakis and Randall Goggans in Deed Book 337, Page 352. Then turn right and run South and parallel with the West line of said $\frac{1}{4}$ $\frac{1}{4}$ section of a distance approximately 880 feet to a point on the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section. Then turn right and run West along South line of said $\frac{1}{4}$ $\frac{1}{4}$ section 200 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1985 and thereafter. (2) Ingress and egress is not warranted. (3) Mineral and mining rights excepted.

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 ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 January, 1985

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Deed Tax 5.50
Rec 2.50
Ind 1.00
9.00

1985 JAN 25 PM 2:51

PETER C. WINFORD

JO P. WINFORD

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, James F. Burford, III

hereby certify that Peter C. Winford and wife, Jo P. Winford

whose name S are signed to the foregoing conveyance, and who

on this day, that, being informed of the contents of the conveyance have

on the day the same bears date.

Given under my hand and official seal this

day of

January

A. D., 1985

Notary Public.