

This instrument was prepared by

(Address) 3101 Loma Rd
1023
B'ham, al. 35216

(Name) James F. Burford, III
Suite 2900, 300 Vestavia Office Park
(Address) Birmingham, Alabama 35216

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 Twenty Four Thousand Eight Hundred and 00/100 (\$24,800.00) DOLLARS

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

SARAH L. MARBURY, unmarried

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

PETER C. WINFORD and JO P. WINFORD

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

Shelby County, Alabama to-wit:

An undivided 1/3 interest in all that part of the South 1/2 of the Southwest 1/4 of the South-east 1/4 of Section 30, Township 19 South, Range 2 East, lying West and North of the Harpersville Westover Road.

Also the Southeast 1/4 of the Southwest 1/4 and the East 2/3 of the Southwest 1/4 of Southwest 1/4 all in Section 30, Township 19 South, Range 2 East, less and except the following: Commence at the Northwest corner of the Southwest 1/4 of Southwest 1/4 and run easterly along said northern 1/4 line a distance of 440' to the point of beginning. From point of beginning run east along said North 1/4 line a distance of 200'. Then turn South and run parallel with West line of said 1/4 section a distance of 440' to a point, then turn West and run parallel with South line of said 1/4 section a distance of 200 feet to a point, then turn North and run approximately 440' to the point of beginning.

All in Section 30, Township 19 South, Range 2 East, Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes due in the year 1985 and thereafter. (2) Right of way for Harpersville - Westover Road. (3) Easements, restrictions, and right of ways of record. \$22666.67 of the consideration recited herein was derived from 1/3 of the proceeds of a purchase money mortgage executed simultaneously herewith.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand(s) and seal(s), this 8th day of January, 1985.

WITNESS: Sarah L. Marbury (Seal)
STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT IS CORRECT
1985 JAN 25 PM 2:45
Beed TAX 2.50
Rec 2.50
and 1.00
6.00

STATE OF ~~ALABAMA~~ NORTH CAROLINA }
COUNTY }
DENABURG, SCHOEL, MEYERSON, OGLE, ZARZAUR, MAX
2125 MORRIS AVENUE
BIRMINGHAM, ALABAMA 34203

I, Lequisha J. Mason, a Notary Public in and for said County, in said State, hereby certify that Sarah L. Marbury, unmarried whose name Sarah L. Marbury signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same were signed
Given under my hand and official seal this 8th day of January, A.D., 1985
3008-1-CLO Lequisha J. Mason
Notary Public.