

This instrument was prepared by Sana E. Massengale 1556
(Name) First General Land Corp. (Address) 1209 Montgomery Highway Birmingham, Al. 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—FIRST FEDERAL SAVINGS & LOAN ASSOCIATION, Jasper, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand and no/100 (16,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sandra L. Winford, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto B.G. Winford Builders

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 22, according to the survey of Russet Bend, as recorded in Map Book 11 page 52, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

Building setback line of 35 feet reserved from Russet Bend Drive as shown by plat. Public utility easements as shown by recorded plat, including a 10 foot easement on the Rear and a 5 foot easement on the North side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 150 page 97 in Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company as shown by instrument recorded in Deed Book 139 page 424 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 157 page 617 in Probate Office of Shelby County, Alabama.

Right of Way and easement to South Central Bell as shown by instrument recorded in Mineral and mining rights if not owned by Grantor.

\$84,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject Property does not constitute any homestead of the grantor.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, I have hereunto set my hand(s) and seal(s), this 15th day of June, 1988

STATE OF ALA. SHELBY COUNTY (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

88 JUN 20 PM 12:45 (Seal)

JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }
COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra L. Winford

whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, A. D., 1988

My Commission Expires 1-15-89

General Acknowledgment

TOTAL

3.50

Sandra L. Winford (Seal)
Sandra L. Winford (Seal)

1. Doc. Tax (Seal)

2. Mtg. Tax (Seal)

3. Recording Fee 2.50 (Seal)

4. Indexing Fee 1.00