

This instrument was prepared by

128

Send Tax Notice To: Albert Vinsant, III

name

7060 Bear Creek Rd.

address

Sterrett, Al. 35147

(Name) Jones & Waldrop
1009 Montgomery Highway
(Address) Birmingham, Al. 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five hundred and no/100 (\$500.00) DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Albert Vinsant, III and his wife Jayne M. Vinsant
(herein referred to as grantors) do grant, bargain, sell and convey unto

Albert Vinsant, III and Jayne M. Vinsant
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

The NW 1/4 of the SW 1/4 of Section 28, Township 18 South Range 1 East, Shelby County, Alabama. Commence at the SW corner of the above described quarter quarter section, thence run North along the west quarter quarter line for 333.08 feet to the point of beginning, thence continue along the same line for 333.08 feet thence right 90 degrees 20 minutes 50 seconds for 654.00 feet thence right 89 degrees 39 minutes 10 seconds for 333.08 feet thence right 90 degrees 20 minutes 50 seconds for 654.00 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

The purpose of this conveyance is to convey title to Jayne M. Vinsant and Albert Vinsant, III as joint tenants with right of survivorship.

1. Deed Tax \$.50

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 4.00

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 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 hand(s) and seal(s), this 24
day of June, 19 88.

WITNESS:

STATE OF ALA. SHERIFF (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

88 JUL -5 AM 10:21 (Seal)

Albert Vinsant III (Seal)

Jayne M. Vinsant (Seal)

JAYNE M. VINSANT (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Albert Vinsant, III and his wife Jayne M. Vinsant
whose name s 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 24 day of June, A. D., 19 88

[Signature]
Notary Public.

Jones & Waldrop