

SEND TAX NOTICE TO:

(Name) Brett G. Winford

(Address) 588 Russet Bend Drive

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 1572 Montgomery Hwy Birmingham AL 35216

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Four Thousand and Seven Hundred DOLLARS

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

Brett G. Winford d/b/a B. G. Winford Builders

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

Brett G. Winford and Nancy Ann 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:

Lot 15, according to the survey of Russet Bend, a residential subdivision, as recorded in Map Book 11, Page 52 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements restrictions and rights of way of record.

Eighty Four Thousand Seven Hundred and no/100 Dollars of the purchase price received herein is secured by a purchase money mortgage recorded simultaneously herewith.

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

1988 JUL 12 PM 7:47

1. Deed Tax \$ —

2. Mtg. Tax —

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 3.50

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, I have hereunto set my hand(s) and seal(s), this first day of July, 1988.

WITNESS:

(Seal)

(Seal)

(Seal)

Brett G. Winford (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, J. Dan Taylor

a Notary Public in and for said County, in said State.

hereby certify that Brett G. Winford d/b/a B. G. Winford Builders

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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this first day of July, A. D., 1988

Notary Public