

SEND TAX NOTICE TO:

(Name) Michael L. Duty

(Address) 3120 Memory Brook Circle
Birmingham, AL 35243

This instrument was prepared by

(Name) J. Dan Taylor 19

(Address) 3021 Lorna Road, Suite 100, 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 Two Hundred Thousand and No/100 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

Michael L. Duty and wife Linda G. Duty

(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 8, according to Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

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

\$146,000 of the above recited purchase price was paid from the proceeds of a purchase money mortgage recorded simultaneously herewith.

BOOK 215 PAGE 851

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -1 AM 9:02

Thomas P. Sullivan, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 54.00
2. Mtg Tax 0.00
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 57.50

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 22nd day of November, 19 88.

WITNESS:

(Seal)

(Seal)

(Seal)

Brett G. Winford (Seal)
Brett G. Winford d/b/a B.G. Winford Builders (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, 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 22nd day of November, A. D., 19 88

Notary Public.